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Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**INDIVIDUAL TRUSTEE'S AFFIDAVIT  
Recorder's Cover Sheet**

**Preparer Information:** Steven E. Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

**Taxpayer Information:** Ruth A. McGrane, 730 Stiles Street, Manchester, IA 52057

**Return Document To:** Ruth A. McGrane, 730 Stiles Street, Manchester, IA 52057

**Grantors:** Raymon J. Wycoff, Trustee

**Grantees:** Ruth A. McGrane

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Unit No. 730 and the undivided one-fourth (1/4) interest in the Common Elements appurtenant to said Unit, in "Stiles Street Estates", according to Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Stiles Street Estates Manchester, Iowa, recorded in Book 2006, Page 2595; same being located on Lots One (1) and Two (2) of Foust First Addition, a Subdivision of Lot 5 (Except Parcel No. 1) Tibbott's First Addition, a Subdivision of Part of Lot 5 of the Subdivision of the Southwest Quarter and the South Half of the Northwest Quarter of Section 28, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2002, Page 3414.

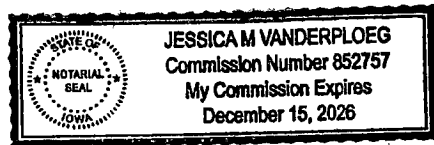
STATE OF IOWA, COUNTY OF DELAWARE, ss:

I, Ramon J. Wycoff, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the trustee under The Ramon J. Wycoff Revocable Trust Dated May 24, 2022, as it may be amended from time to time, to which the above-described real estate was conveyed to the trustee by Ramon J. Wycoff, pursuant to an instrument recorded May 26, 2022, in the office of the Delaware County Recorder in in Book 2022, L.D., Page 1680.
2 I am the presently existing trustee under the Trust and I am authorized to convey the above-described real estate to Ruth A. McGrane without any limitation or qualification whatsoever.
3 The Trust is in existence and I, as trustee, am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.
4 The grantor Ramon J. Wycoff is alive.
5 The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Ramon J. Wycoff
Ramon J. Wycoff, Affiant

Signed and sworn to (or affirmed) before me on May 17, 2024, by Ramon J. Wycoff.



Jessica M Vanderploeg
Signature of Notary Public