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Date 6/10/2024 Time 8:36:08AM
Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Austin Brown, 1009 N. Franklin St, Manchester, IA 52057

Taxpayer: Austin Brown, 1009 N. Franklin St, Manchester, IA 52057

Preparer: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920



INDIVIDUAL TRUSTEE'S AFFIDAVIT

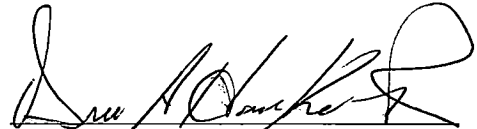
RE: The North one hundred nine and sixty-six hundredths (109.66) feet of the West one hundred forty (140) feet of the following described real estate: All that part of Orchard Lot in Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1, described as commencing at the Southwest corner of said Lot, and running thence North along the East line of Franklin Street to a point nineteen (19) rods three (3) feet South of the Northwest corner of said Lot, thence East Twenty six (26) rods, thence South to the South line of said Lot, thence West to place of beginning, excepting the East one Hundred ten (110) feet thereof

STATE OF IOWA, COUNTY OF DELAWARE, ss:

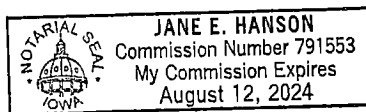
I, Dean A. Hankins, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

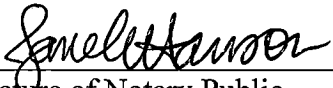
- 1 I am the trustee under the Dean A. Hankins Revocable Trust Agreement dated February 21, 2024, to which the above-described real estate was conveyed to the trustee by Dean A. Hankins, pursuant to an instrument recorded February 21, 2024, in the office of the Delaware County Recorder in Book 2024, Page 405.
- 2 I am the presently existing trustee under the Trust and I am authorized to convey real estate 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 of the trust is alive.

5 The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.


Dean A. Hankins, Affiant

Signed and sworn to (or affirmed) before me on June 7 2024, by Dean A. Hankins.




Signature of Notary Public