

Recorded: 6/10/2024 at 12:51:37.0 PM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 1265

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

**Preparer Information:** Hillary J Friedmann, 318 South River Park Drive, PO Box 609,  
Guttenberg, IA 52052, Phone: 563-252-1733

**Taxpayer Information:** Rachel M. Moser, 321 Hubbard Street, Colesburg, IA 52035

**Return Document To:** Rachel M. Moser, 321 Hubbard Street, Colesburg, IA 52035

**Grantors:** Michael S. Zittergruen and Karen K. Zittergruen a/k/a Karen A. Zittergruen as co-  
trustees of Zittergruen Family Living Trust dated April 30, 2018

**Grantees:** Rachel M. Moser

**Legal Description:** See Page 2

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



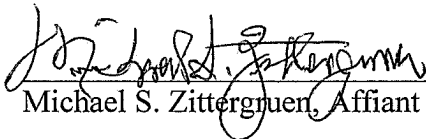
TRUSTEE'S AFFIDAVIT

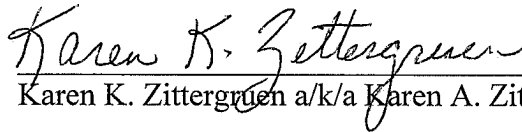
RE: That part of Lot Fifteen (15) described as commencing at the Northwest corner of said Lot Fifteen (15) and running thence South along the West line of Lot Fifteen (15) one hundred twenty five and four tenths (125.4) feet, thence East thirty eight (38.0) feet, thence North one hundred twenty five and four-tenths (125.4) feet, thence West thirty eight (38.0) feet to the point of beginning: and that part of Lot Sixteen (16) described as commencing at the Northeast corner of Lot Fifteen (15), and running thence South along the East line of Lot Fifteen (15) one hundred twenty five and four tenths (125.4) feet, thence East twenty four (24.0) feet, thence North one hundred twenty five and four-tenths (125.4) feet to the South line of Hubbard Street, thence West twenty four (24.0) feet to the point of beginning, all being in the Subdivision of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Four (4), Township Ninety (90) North, Range Three (3), West of the Fifth P.M., according to Amended and Corrected Plat of Colesburg, Iowa, recorded in Book 1 Plats, Pages 73 to 86.

STATE OF IOWA, COUNTY OF CLAYTON, ss:

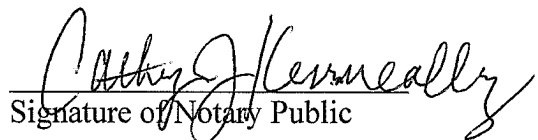
I, Michael S. Zittergruen and Karen K. Zittergruen a/k/a Karen A. Zittergruen, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. We are the co-trustees under the Zittergruen Family Living Trust dated April 30, 2018, to which the above-described real estate was conveyed to the trustees by Michael S. Zittergruen and Karen K. Zittergruen a/k/a Karen A. Zittergruen, pursuant to an instrument recorded October 1, 2018, in the office of the Delaware County Recorder in Document Number 2018-2765
2. We are presently existing co-trustees under the Trust and we are authorized to sell 321 Hubbard Street, Colesburg, Iowa 52035, without any limitation or qualification whatsoever.
3. The Trust is in existence and we, as co-trustees, are 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.

  
Michael S. Zittergruen, Affiant

  
Karen K. Zittergruen a/k/a Karen A. Zittergruen

Signed and sworn to (or affirmed) before me on June 10, 2024, by Michael S. Zittergruen and Karen K. Zittergruen a/k/a Karen A. Zittergruen.

  
Signature of Notary Public

