



Book 2024 Page 1818

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

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

Taxpayer Information: Dolan Properties LLC, 1050 S 3rd St, Manchester, Iowa 52057

Return Document To: Dolan Properties LLC, 1050 S 3rd St, Manchester, Iowa 52057

Grantors: Kevin J. Graybill and Brian J. Graybill as co-trustees of Patricia A. Graybill Revocable Trust Agreement dated April 14, 2022

Grantees: Dolan Properties LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lot Twenty Eight (28) of "Nelson's Subdivision to Manchester, Iowa", according to plat recorded in Book 4 Plats, Pages 2-5, except that part described as commencing at the Southwest corner of said Lot Twenty Eight (28), running thence North along the West line of said Lot Twenty Eight (28) one hundred ten and five-tenths (110.5) feet, thence Northeasterly to a point on the Easterly line of said Lot Twenty Eight (28) to a point which is equidistant between the Southeast corner of Lot Twenty Nine (29) and the Northwest corner of Lot Nineteen (19), running thence Southeasterly on the Easterly line of said Lot Twenty Eight (28) to the Northwest corner of Lot Nineteen (19), thence Southwesterly along the Southeasterly line of said Lot Twenty Eight (28) to the point of beginning;

AND

That part of Lot Twenty Eight (28) of "Nelson's Subdivision to Manchester, Iowa", according to plat recorded in Book 4 Plats, Pages 2-5, described as commencing at the Southwest corner of said Lot Twenty Eight (28), running thence North along the West line of said Lot Twenty Eight (28) one hundred ten and five-tenths (110.5) feet, thence Northeasterly to a point on the Easterly line of said Lot Twenty Eight (28) to a point which is equidistant between the Southeast corner of Lot Twenty Nine (29) and the Northwest corner of Lot Nineteen (19), running thence Southeasterly on the Easterly line of said Lot Twenty Eight (28) to the Northwest corner of Lot Nineteen (19), thence Southwesterly along the Southeasterly line of said Lot Twenty Eight (28) to the point of beginning; also that part of Lot Nineteen (19) of said "Nelson's Subdivision to Manchester, Iowa", described as commencing at the Northerly most corner of said Lot Nineteen (19) and running thence in a Southeasterly direction along the Northerly line of said Lot Nineteen (19) a distance of eight (8) feet, thence Southwesterly in a straight line to the Southwest corner of said Lot Nineteen (19), thence Northeast along the boundary separating Lot Nineteen (19) and Lot Twenty Eight (28) two hundred twenty five and five-tenths (225.5) feet to the point of beginning.

STATE OF IOWA, COUNTY OF DELAWARE, ss:

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

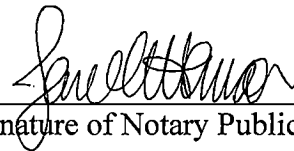
- 1 I am one of the co-trustees under the Patricia A. Graybill Revocable Trust Agreement dated April 14, 2022, to which the above-described real estate was conveyed to the trustee by Patricia A. Graybill, pursuant to an instrument recorded April 14, 2022, in the office of the Delaware County Recorder in Book 2022, Page 1205.
- 2 I am one of the presently existing co-trustees under the Trust and we are authorized to transfer and convey the above-described real estate 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 not alive.
- 5 Form 706, United States Estate Tax return, **IS NOT** required to be filed as a result of the death of the Grantor.
- 6 An Iowa inheritance tax return is not required to be filed pursuant to section 450.22 subsection 2 and 3.
- 7 The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.



Kevin J. Graybill, Affiant

Signed and sworn to (or affirmed) before me on July 31, 2024 by Kevin J. Graybill.



Signature of Notary Public