

Recorded: 9/4/2024 at 9:33:11.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2149

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

Preparer Information: Larry L. Anfinson, 726 West 4th Street, Waterloo, IA 50702, Phone:
(319) 235-9507

Taxpayer Information: Natalie Fabric Matloff, 8000 N. Coconino Road, Paradise Valley, AZ
85253 and Ann Fabric Engle, 9915 W. Bell Road, PMB 167, Sun City, AZ 85351

Return Document To: Hertz Farm Management, Inc., P.O. Box 1105, Cedar Falls, Iowa
50613

Grantors: Natalie Ellen Matloff and Edward F. Lowry, Jr. as co-trustees of Ann W. Fabric
Revocable Living Trust dated November 4, 2004

Grantees: Natalie Fabric Matloff and Ann Fabric Engle

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: See Exhibit "A":

STATE OF ARIZONA, COUNTY OF MARICOPA, ss:

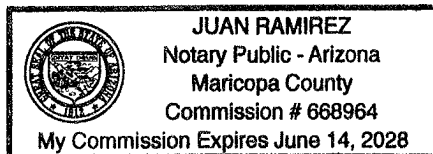
We, Natalie Ellen Matloff and Edward F. Lowry, Jr., being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

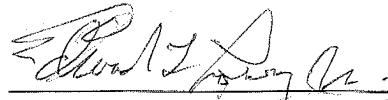
- 1 We are the Co-Trustees under the Ann W. Fabric Revocable Living Trust dated November 4, 2004, to which the above-described real estate was conveyed to the trustee by Ann W. Fabric, a/k/a Anna M. Fabric, a/k/a Anna Mae Fabric, a/k/a Anna Wintakger Fabric, a/k/a Anna Mae Wintakger Fabric, a/k/a Anna Mae Wintakger, a single person, pursuant to an instrument recorded August 12, 2016, in the office of the Delaware County Recorder in Document No. 2016-2101.
2 We are the presently existing Co-Trustees under the Trust and we are authorized to transfer the above described real estate to Natalie Fabric Matloff and Ann Fabric Engle, as tenants in common, as a distribution from their mother's Revocable Living Trust, without any limitation or qualification whatsoever.
3
4 The Trust is in existence and we, as the Co-Trustees, are authorized to transfer the interest in the real estate as described above, free and clear of any adverse claims.
5 The grantor of the trust is not alive.
6 Form 706, United States Estate Tax return, IS NOT required to be filed as a result of the death of the Grantor.
7 An Iowa inheritance tax return is not required to be filed pursuant to section 450.22 subsection 2 and 3.
8 The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Natalie Ellen Matloff
Natalie Ellen Matloff, Affiant

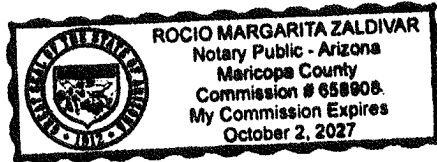
Signed and sworn to (or affirmed) before me on August 15th, 2024, by Natalie Ellen Matloff, as Co-Trustee.

JR
Signature of Notary Public




Edward F. Lowry, Jr. Affiant

Signed and sworn to (or affirmed) before me on August 15th, 2024, by Edward F. Lowry, Jr.,
as Co-Trustee.




Signature of Notary Public

EXHIBIT "A"

An undivided one-half interest in:

The North $\frac{1}{2}$ Southwest $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ Southeast $\frac{1}{4}$ Section 6, Township 89 North, Range 6 West of the Fifth P.M.

AND

An undivided one-half interest in:

The East $\frac{1}{2}$ Northwest $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ Section 19, Township 89 North, Range 6 West of the Fifth P.M., all in Delaware County, Iowa.