

Recorded: 10/4/2024 at 3:59:43.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 2505

**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:** Wayne S. Miranda, 245 Park Drive, Manchester, Iowa 52057

**Return Document To:** Wayne S. Miranda, 245 Park Drive, Manchester, Iowa 52057

**Grantors:** H. Susan Gordon as trustee of Mary A. Lorenz Revocable Trust dated July 20, 2017

**Grantees:** Wayne S. Miranda and Niki Miranda

**Legal Description:** See Page 2

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




## INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: That part of the South one-half (S1/2) of the Southwest Quarter (SW ¼) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., described as commencing at the Northwest corner of Lot Four Hundred Eighty Two (482), in the City of Manchester, Iowa, according to plat recorded in Book I L.D., Pages 484-485, running thence East to the Northeast corner of Lot Four Hundred Seventy Eighty (478), thence North to the Southeast corner of Lot Four Hundred Sixty Two (462), thence East to the Southwest corner of Lot Four Hundred Sixty Three (463), thence North to the Southwest corner of Lot Four Hundred Thirty (430), thence West to a point thirty three (33) feet West of the Southwest corner of Lot Four Hundred Thirty (430), thence North along the center line of Eighth Street (vacated) and an extension thereof to the North line of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section Twenty Nine (29), thence West to the Northwest corner of said Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼), thence South to the place of beginning (some or all of said Lots being vacated Lots in the City of Manchester, Iowa); also the West four hundred twenty nine (429) feet of that part of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of said Section Twenty Nine (29) that lies South and West of the center of the Maquoketa River, all in Delaware County, Iowa.

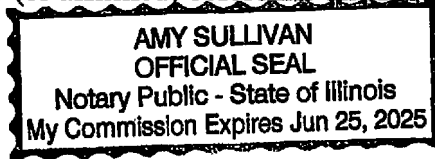
STATE OF ILLINOIS, COUNTY OF DUPAGE, ss:

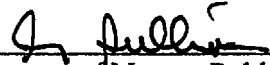
I, H. Susan Gordon, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the trustee under the Mary A. Lorenz Revocable Trust dated July 20, 2017 trust to which the above-described real estate was conveyed to the trustee by Mary A. Lorenz, pursuant to an instrument recorded July 21, 2017, in the office of the Delaware County Recorder in Book 2017, Page 2005.
- 2 I am the presently existing trustee under the Trust and I am authorized to sell and 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 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.

  
H. Susan Gordon, Affiant

Signed and sworn to (or affirmed) before me on August 26, 2024, by H. Susan Gordon.



  
Signature of Notary Public