

Recorded: 11/4/2024 at 9:25:48.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.22
Combined Fee: \$15.22
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2759

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

Preparer Information: James T Peters, 309 First St. E, Independence, IA 50644, Tel: 319-334-9992

Taxpayer Information: Stanley Michael, 3369 Nolen Ave, Walker, IA 52352

Return Document To: James T Peters, 309 First St. E, Independence, Iowa 50644

Grantors: Robert Francois, Trustee of Robert J. Francois revocable Trust dated July 21, 2024

Grantees: Stanley Michael

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 and the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 all being in Section 27, Township 89 N., Range 6, West of the 5th P.M. Delaware County, Iowa

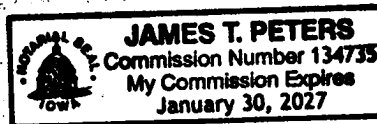
STATE OF IOWA, COUNTY OF BUCHANAN, ss:

I, Robert Francois, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the trustee under the Robert J. Francois revocable Trust dated July 21, 2024 to which the above-described real estate was conveyed to the trustee by Warranty Deed, pursuant to an instrument recorded 7-22-2022, in the office of the Delaware County Recorder in Book 2022 Page 2222
2 I am the presently existing trustee under the Trust and I am authorized to 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 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.

Robert J. Francois
Robert Francois, Affiant

Signed and sworn to (or affirmed) before me on 11/1/2024, by Robert Francois.



Signature of Notary Public