

Recorded: 11/5/2024 at 3:39:05.0 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: 2785

Return To: Jay P. O'Connell and Marilyn M. O'Connell, 2462 210th St, Earlville, IA 52041
Taxpayer: Jay P. O'Connell and Marilyn M. O'Connell, 2462 210th St, Earlville, IA 52041
Preparer: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920



INDIVIDUAL TRUSTEE'S AFFIDAVIT

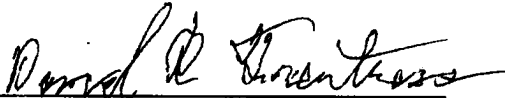
RE: The Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty Two (32), and the North one-half (N 1/2) of the Northwest Quarter (NW 1/4) of Section Thirty Three (33), Township Eighty Nine (89) North, Range Four (4), West of the Fifth P.M., except that part conveyed to the State of Iowa by Warranty Deed recorded in Book 62 L.D., Page 250

STATE OF IOWA, COUNTY OF DELAWARE, ss:

I, David R. Frentress, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

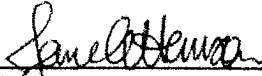
- 1 I am the presenting existing trustee under the William J. Monaghan Revocable Trust Agreement dated September 15, 2016, to which the above-described real estate was conveyed to the trustee by William J. Monaghan, pursuant to an instrument recorded September 15, 2016, in the office of the Delaware County Recorder in Book 2016, Page 2483.
- 2 I am the presently existing trustee under the Trust. At the time the Trustee Warranty Deed was delivered to the escrow agent, William J. Monaghan was the trustee of the Trust. At that time William J. Monaghan was authorized to fulfill real estate contract - installments by delivering a Trustee Warranty Deed to the escrow agent. without any limitation or qualification whatsoever.
- 3 The Trust is in existence and William J. Monaghan, as trustee, was 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 was filed and an inheritance tax clearance has been obtained from the Iowa Department of Revenue.
- 7 The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.



David R. Frentress, Affiant

Signed and sworn to (or affirmed) before me on October 30, 2024, by David R. Frentress.



Signature of Notary Public

