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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Cheri D. Charles a/k/a Cheri D. Fletcher, 601 Tanglewood Dr., Manchester, IA 52057

Taxpayer: Cheri D. Charles a/k/a Cheri D. Fletcher, 601 Tanglewood Dr., Manchester, IA 52057

Preparer: Daniel H. Swift, Swift Law Firm, 108 N. Madison St., PO Box 207, Manchester, IA 52057, (563) 927-4901

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The West one-fourth (W $\frac{1}{4}$) of that tract of land described as follows: Commencing at a point one (1) rod North of the Southwest corner of Lot One Hundred Three (103), Henry Acres' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1, thence North nineteen (19) rods to center of West end of forty (40) foot street on North side of said Lot One Hundred Three (103), thence West forty two (42) rods, one (1) foot, nine (9) inches, thence South nineteen (19) rods to North line of two (2) rod road on South side of this land, thence East forty two (40) rods, one (1) foot, nine (9) inches to beginning, being a part of the South one-half (S $\frac{1}{2}$) of Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., also Parcel 'K' Part Of Lot 1, Railroad Addition & Part Of The NW $\frac{1}{4}$, SE $\frac{1}{4}$, NW $\frac{1}{4}$, Sec. 29-T89N-R5W, All in Manchester, Delaware County, Iowa, according to Plat of Survey (Amended) recorded in Book 2000, Page 38

STATE OF KANSAS, COUNTY OF LYONS, ss:

I, Rhonda Kay Jantzen, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the sole surviving Trustee under the Charles Family Revocable Trust dated November 5, 1998, and the First Amendment to Charles Family Revocable Trust dated April 11, 2013, to which the above-described real estate was conveyed to the Successor Trustee by Ellis E. Charles a/k/a Ellis Edward Charles and W. Jeanne Charles a/k/a Wilma Jean Charles, husband and wife, pursuant to a Quit Claim Deed recorded on April 25, 2013, in the office of the Delaware County Recorder in Book 2013, Page 1415.
2. I am the presently the sole surviving Trustee under the Trust, and I am authorized to

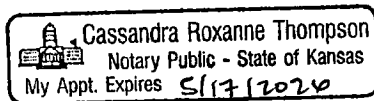
convey, transfer, and assign real estate to my sister, Cheri D. Charles a/k/a Cheri D. Fletcher, without any limitation or qualification whatsoever.

3. The Trust is in existence, and I am the sole surviving Trustee, and am authorized to transfer the interest of the real estate as described in paragraph 2, free and clear of any adverse claims.
4. The Grantors of the Trust are not alive.
5. Form 706, United States Estate Tax return, is **not** required to be filed.
6. An Iowa Inheritance Tax Return is not required to be filed pursuant to Section 450.22 Subsections 2 and 3.
7. The Trust is presently revocable, and none of the beneficiaries of the Trust are deceased.

I, Rhonda Jantzen, as sole surviving Trustee of the Charles Family Revocable Trust dated November 5, 1998, and as amended by the First Amendment to Charles Family Revocable Trust dated April 11, 2013, in the above-entitled action, being first duly sworn on oath, depose and state that I have read the Individual Trustee's Affidavit and the statements and allegations contained therein are true and correct to the best of my present knowledge, belief and information.

Rhonda Kay Jantzen TTE
Rhonda Kay Jantzen, Trustee of the Charles Family Revocable Trust dated November 5, 1998, and as amended by the First Amendment to Charles Family Revocable Trust dated April 11, 2013

This record was acknowledged before me on this 29th day of October 2024 by Rhonda Kay Jantzen, as Trustee of the Charles Family Revocable Trust dated November 5, 1998, as amended by the First Amendment to the Charles Family Revocable Trust dated April 11, 2013.



Cassandra Roxanne Thompson
Notary Public in and for the State of Kansas