



Book 2024 Page 3140

Document 2024 3140 Type 06 010 Pages 2  
Date 12/17/2024 Time 10:00:59AM  
Rec Amt \$12.00 Aud Amt \$5.00

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

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

**Preparer Information:** Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Tel: 563-875-9112

**Taxpayer Information:** Kimberly S. Belser, 6219 West Creekside Dr, Edwards, IL 61528

**Return Document To:** Carolyn C. Davis, 225 1st Ave East, Dyersville, Iowa 52040

**Grantors:** Susan B. Anderson as successor trustee of the YORDY TRUST #8972-WSY

**Grantees:** Kimberly S. Belser

**Legal Description:** See Page 2

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



## INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The Southeast Quarter of the Northeast Quarter Section 24, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2021, Page 2505

The North Half of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 8, Township 88 North, Range 6 West of the Fifth Principal Meridian, subject to highways and easements of records, EXCEPT that part of the Northwest Quarter of the Northwest Quarter of Section 8, Township 88 North, Range 6 West of the Fifth Principal Meridian described as commencing at a point that is 446.9 feet East of the Northwest corner of the Northwest Quarter of the Northwest Quarter of said Section 8; thence South 1° 06' East 194.6 feet; thence South 89° 36' East 121.4 feet; thence South 0° 51' East 73.5 feet; thence South 89° 33' East 135.4 feet; thence North 3° 39' East 266.2 feet to the North line of said Section 8; thence West along said line 276.5 feet to the point of beginning, situated in the County of Delaware, State of Iowa.

STATE OF ILLINOIS, COUNTY OF TAZEWELL, ss:

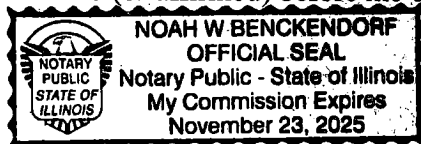
I, Susan B. Anderson, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the successor trustee under the YORDY TRUST #8972-WSY trust dated July 10, 2017, to which the above-described real estate was conveyed to the then acting trustee of the Trust, Willa Sue Yordy, by James E. Yordy and Awilla Sue Yordy, pursuant to a Deed in Trust recorded July 17, 2017, in the office of the Delaware County Recorder in Book 2017, Page 1954.
- 2 I am the presently existing trustee under the YORDY TRUST #8972-WSY and I am authorized to transfer the above-described real estate without any limitation or qualification whatsoever.
- 3 The Trust is in existence and I, as successor 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~~ **IS NOT** required to be filed as a result of the death of the Grantor.
- 6 An Iowa inheritance tax return ~~IS~~ **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.

Susan B. Anderson

Susan B. Anderson, Affiant

Signed and sworn to (or affirmed) before me on November 19, 2024 by Susan B. Anderson.



[Signature]  
Signature of Notary Public