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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (name and complete address)

James Harbach, 17740 221st, Manchester, IA 52057

Return Document To: (name and complete address)

Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057

Grantors:

James B. Harbach

Grantees:

James A. Burbridge and Susan Burbridge

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

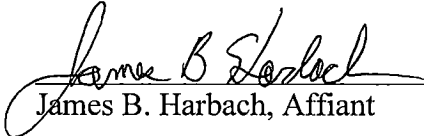
INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Parcel 2021-15, Part of Lot 2 of the Subdivision of the NE1/4-NE1/4, Section 14, T88N, R5W of the Fifth P.M., Delaware County, Iowa according to plat recorded in Book 2021 Page 1440


STATE OF IOWA, COUNTY OF DELAWARE, ss:

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

1. I am the trustee under The Ruth Harbach Revocable Trust dated November 30, 2004, to which the above-described real estate was conveyed to the trustee pursuant to an instrument recorded December 3, 2004 in Book 2004, Page 4491 and instruments recorded August 1, 2024 in Book 2024, Pages 1835-1840 all in the office of the Delaware County Recorder.
2. I am the presently existing trustee under the Trust and I am authorized to transfer the above-described real estate to James A. Burbridge and Susan Burbridge 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. Ruth Harbach is deceased. No federal estate tax or Iowa inheritance tax was due as a result of the death of Ruth Harbach.
5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.


James B. Harbach, Affiant

Signed and sworn to (or affirmed) before me on December 5, 2024, by
James B. Harbach.


Signature of Notary Public

