

Recorded: 3/11/2025 at 12:16:43.0 PM  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 614

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**PREPARED BY:** Stacey Harding, Legacy Design Strategies, LLC, 9859 S. 168<sup>th</sup> Ave., Omaha, NE 68136, (402) 505-5400

**RETURN TO:** Legacy Design Strategies, LLC, 9859 S. 168<sup>th</sup> Ave., Omaha, NE 68136, (402) 505-5400

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### INDIVIDUAL TRUSTEE'S AFFIDAVIT

**RE: Please see attached Exhibit "A" for legal description**

State of Iowa, Buchanan County:

We, JAMES J. KROGMANN, and GARY L. KROGMANN, being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

1. We are the trustees under the Larry L. Krogmann Trust Share dated February 27, 2024, to which the above-described real estate was conveyed to the trust pursuant to an instrument recorded on October 8, 2024, in Book 2024, Page 2546, in the office of the Delaware County Recorder.
2. We are the presently existing trustees under the trust and we are authorized to transfer said real estate without any limitation or qualification whatsoever.
3. The trust is in existence and we, as Trustees, are authorized to transfer the interest in the real estate described above, 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 is not required to be filed pursuant to Section 450.22 subsection 2 and 3.

Dated this 3 day of March, 2025.

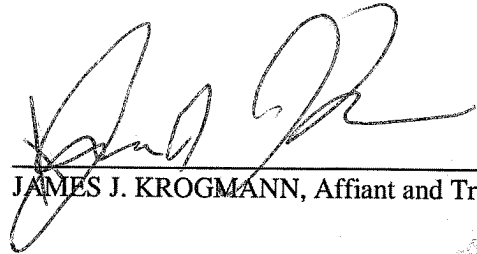
Gary L. Kroghmann  
GARY L. KROGMANN, Affiant and Trustee

Acknowledged, signed and sworn to (or affirmed) before me on this 3 day of March, 2025, by GARY L. KROGMANN.

[Signature]  
Notary Public

7. The Trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

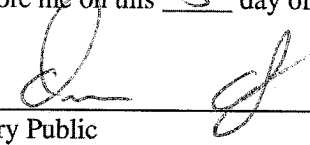
Dated this 3 day of March, 2025.



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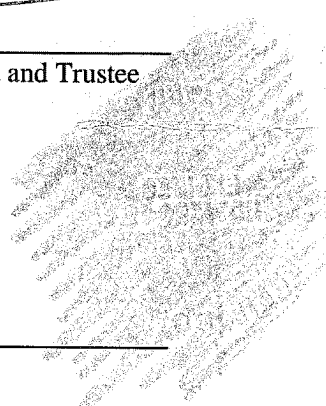
JAMES J. KROGMANN, Affiant and Trustee

Acknowledged, signed and sworn to (or affirmed) before me on this 3 day of March, 2025, by JAMES J. KROGMANN.



\_\_\_\_\_

Notary Public



### Exhibit "A"

The West Half of the Northeast Quarter ( $W \frac{1}{2} NE \frac{1}{4}$ ) and the East Quarter of the Southeast Quarter of the Northwest Quarter ( $E \frac{1}{4} SE \frac{1}{4} NW \frac{1}{4}$ ) of Section 17, Township 90 North, Range 6 West of the 5<sup>th</sup> P.M., Delaware County, Iowa, EXCEPT that part of the West Half of the Northeast Quarter ( $W \frac{1}{2} NE \frac{1}{4}$ ) and the East one-fourth of the Southeast Quarter of the Northwest Quarter ( $E \frac{1}{4} SE \frac{1}{4} NW \frac{1}{4}$ ) of Section 17, Township 90 North, Range 6 West of the 5<sup>th</sup> P.M., Delaware County, Iowa, described as commencing at the Northwest corner of the Northeast Quarter ( $NE \frac{1}{4}$ ) of Section 17, said point being the point of beginning, thence North  $90^{\circ}00'00''$  East 225.00 feet along the North line of the Northeast Quarter ( $NE \frac{1}{4}$ ) of Section 17, thence South  $2^{\circ}22'19''$  West 968.00 feet, thence North  $90^{\circ}00'00''$  West 225.00 feet to the West line of the Northeast Quarter ( $NE \frac{1}{4}$ ) of Section 17, thence North  $2^{\circ}22'19''$  East 968.00 feet along said West line to the point of beginning, said parcel containing approximately 5.0 acres, subject to road right of way and easements of record. The North line of the Northeast Quarter ( $NE \frac{1}{4}$ ) of Section 17 is assumed to bear East and West. Subject to the existing easements of record; reservations in United States and state patents; and rights of public in all highways.