

Recorded: 5/16/2025 at 8:10:40.0 AM
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: 2025 PG: 1246

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

Preparer Information:

Todd J. Locher, Locher & Davis PLC, PO Box 7, Farley, IA 52046, Phone: 563-744-3359

Taxpayer Information:

M3J LLC, 302 S 2nd St, Manchester, IA 52057

Return Document To:

M3J LLC, 302 S 2nd St, Manchester, IA 52057

Grantors:

Gerald P. Rolwes and Diane M. Rolwes as co-trustees of The Gerald Peter Rolwes and Diane Marie Rolwes Revocable Living Trust dated October 23, 2015

Grantees:

M3J LLC

Legal Description:

See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The West ten (10.0) feet of Lot Seventy Six (76), and the East fifty six (56.0) feet of Lot Seventy Seven (77), in the City of Manchester, Iowa, according to plat recorded in Book F L.D., Page 373.

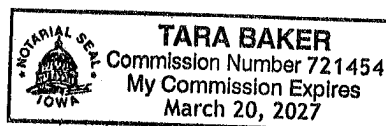
STATE OF IOWA, COUNTY OF DUBUQUE, ss:

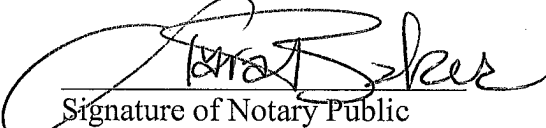
I, Gerald P. Rolwes, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the Co-Trustee under The Gerald Peter Rolwes and Diane Marie Rolwes Revocable Living Trust dated October 23, 2015, to which the above-described real estate was conveyed to the trustees by Gerald P. Rolwes and Diane M. Rolwes, husband and wife, pursuant to a Quit Claim Deed recorded on December 15, 2015 in the office of the Delaware County Recorder in Book 2015, Page 3358.
- 2 I am the presently existing trustee under the Trust and I am authorized to sell the above described real estate 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 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.
- 7 The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.


Gerald P. Rolwes, Affiant

Signed and sworn to (or affirmed) before me on April 16, 2025, by Gerald P. Rolwes.




Signature of Notary Public