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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Preparer Information: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926

Taxpayer Information: Dolan Properties LLC, 1050 S. 3rd St., Manchester, IA 52057

Return Document To: Dolan Properties LLC, 1050 S. 3rd St., Manchester, IA 52057

Grantors: Mindy Nachtman as trustee of Mindy Nachtman Trust

Grantees: Dolan Properties LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lots Nine Hundred Twenty Seven (927) and Nine Hundred Twenty Eight (928), Manchester, Iowa, according to plat recorded in Book E L.D., Pages 249-253.

STATE OF IOWA, COUNTY OF DELAWARE, ss:

I, Mindy Nachtman, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the trustee under the Mindy Nachtman Trust, to which the above-described real estate was conveyed to the trustee by Mindy S. Nachtman, single, pursuant to an instrument recorded February 12, 2025, in the office of the Delaware County Recorder in BK 2025 PG 378.
- 2 I am the presently existing trustee under the Trust and I am authorized to sign any and all real estate documents for the sale of the property referred to above 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 alive.
- 5 The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Mindy Nachtman Affiant
Mindy Nachtman, Affiant

Signed and sworn to (or affirmed) before me on _____, by
Mindy Nachtman.

June 11, 2025

Patricia Coleman
Signature of Notary Public

