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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Joseph S. Richter and Sara A. Richter, 1783 275TH AVE, Earlville, IA 52040
Taxpayer: Joseph S. Richter, 1783 275TH AVE, Earlville, IA 52040
Preparer: Werner Hellmer, 137 First Avenue E, PO Box 342, Dyersville, IA 52040, Tel: 563-580-3554



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The South Two Hundred (200) feet of the North Four Hundred (400) feet of the West Three Hundred Sixty (360) feet of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-Five (25), Township Eighty-Nine (89) North, Range Four (4), West of the Fifth P.M., subject to highways and easements of record

STATE OF IOWA, COUNTY OF DELAWARE, ss:

I, James E. Richter and Theresa E. Richter, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 We are the trustees under the James E. Richter Revocable Trust dated August 5, 2014 and Theresa E. Richter Revocable Trust dated August 5, 2014, respectively, to which the above-described real estate was conveyed to the trustee by James E. Richter and Theresa E. Richter, pursuant to an instrument recorded August 14, 2014, in the office of the Delaware County Recorder in Document 2014 Page 1977.
- 2 We are the presently existing trustees under the Trust and we are authorized to execute a Trustee's Warranty Deed from the James E. Richter Revocable Trust and Theresa E. Richter Revocable Trust as Grantors to Joseph S. Richter and Sara A. Richter 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 as described in paragraph 2, free and clear of any adverse claims.
- 4 The grantors of the trusts are alive.
- 5 The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

James E. Richter
James E. Richter, Affiant

Theresa E. Richter
Theresa E. Richter, Affiant

Signed and sworn to (or affirmed) before me on June 21 2025, by James E. Richter, Trustee of James E. Richter Revocable Trust and Theresa E. Richter, Trustee of the Theresa E. Richter Revocable Trust.

Werner Hellmer
Signature of Notary Public

