

Recorded: 6/30/2025 at 2:41:25.0 PM
County Recording Fee: \$7.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$10.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1708

Prepared by: Crissie Osborn, Ohnward Bank & Trust, 1211 Edgewood Rd SW, Cedar Rapids, IA 52404, Phone: 319-363-0261

TRUSTEE AFFIDAVIT

RE: Lots Eight (8) and Nine (9) of H.L.C. South Addition to Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 164; also all lake frontage running to the waterfront and then at right angles to the middle of Delhi Lake, also called Hartwick Lane, in respect to and adjoining Lots Eight (8) and Nine (9).

STATE OF Iowa)
) ss:
COUNTY OF Delaware)

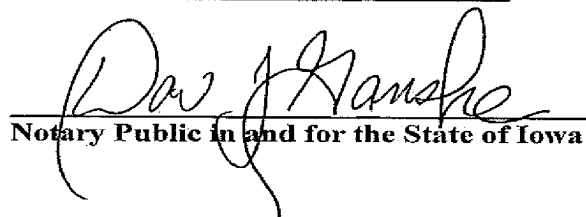
I, Nicole L. Guenther, Being first duly sworn and under oath state of my personal knowledge that:

1. I am the trustee under the trust Amended and Restated on April 16, 2019, as it may be further amended, to which the above described real estate was conveyed to the trustee by Warranty Deed pursuant to an instrument recorded the 29th day of April, 2019, recorded in the office of the Delaware County Recorder in Book 2019, Page 934 (insert recording data).
2. I am the presently existing trustee under the trust and am authorized to acquire property and borrow funds, and grant mortgages on real property, including that described in Paragraph 1, without any limitation or qualification whatsoever.
3. The trust is in existence and I as trustee am authorized to transfer the interests in the real estate as described in paragraph 1, free and clear of any adverse claims.
4. The grantor to the trust is alive.
5. The trust is not irrevocable or, if the trust is irrevocable, none of the beneficiaries to the trust are deceased.


Nicole L. Guenther

Sworn to and subscribed before me by Nicole L. Guenther as Co-Trustee of The Timothy B. Guenther Living Trust, as Amended and Restated on April 16, 2019, as it may be further amended and as Co-Trustee of The Nicole L. Guenther Living Trust, as Amended and Restated on April 16, 2019, as it may be further amended, on this 25th day of June, 2025.




Notary Public in and for the State of Iowa