

Recorded: 7/18/2025 at 12:38:22.0 PM  
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: 1919

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

**Preparer Information:** James T Peters, 309 First St. E, Independence, IA 50644, Tel: 319-334-9992

**Taxpayer Information:** Douglas and Debra Miller, 156 Lighty Blvd., Waterloo, IA 50701

**Return Document To:** James T Peters, 309 First St. E, Independence, Iowa 50644

**Grantors:** Barbara Jo Carlson, Trustee of the Barbara Jo Carlson 2018 Revocable Trust

**Grantees:** Douglas Miller and Debra Miller

**Legal Description:** See page 2

**Document or instrument number of previously recorded documents:**



## INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lots Twenty Four (24) and Twenty Five (25) of Camp-O-Delhi, a Subdivision of the SW1/4 of the SE1/4 of Section 24, Township 88 North, Range 5, West of the Fifth P.M., in Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 78, and Retracement Survey recorded in Book 2008, Page 2145.

STATE OF IOWA, COUNTY OF BUCHANAN, ss:

I, Barbara Jo Carlson, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the trustee under the Barbara Jo Carlson 2018 Revocable Trust dated 10/01/2018, to which the above-described real estate was conveyed to the trustee by Barbara Jo Carlson, pursuant to an instrument record 10/09/2018, in the office of the Delaware County Recorder in book 2018 page 2838
- 2 I am the presently existing trustee under the Trust, and I am authorized to Sell the 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.

Barbara Jo Carlson  
Barbara Jo Carlson, Affiant

Signed and sworn to (or affirmed) before me on 07/16/2025, by  
Barbara Jo Carlson.

Patricia Coleman  
Signature of Notary Public

