



Book 2025 Page 2189

Document 2025 2189 Type 06 010 Pages 2
Date 8/18/2025 Time 12:04:19PM
Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

***Return To:** Peter C Riley, 4040 First Avenue NE, Cedar Rapids, IA 52402
Taxpayer: L & C Ventures, LLC, 125 1st Street SW, Hopkinton, IA 52337
Preparer: Peter C Riley, 4040 First Avenue NE, Cedar Rapids, IA 52402, Tel: 3193634040



INDIVIDUAL TRUSTEES' AFFIDAVIT

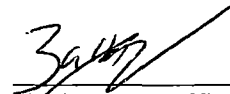
RE: Lot Eighty Two (82) of Willie's Second Subdivision of Part of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Fifteen (15), and Part of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Fifteen (15), and Part of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Fourteen (14), and Part of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Fourteen (14), all in Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 106, except Parcel 2019-51, Part of Lot 82, Willie's Second Subdivision In The SE $\frac{1}{4}$ - NE $\frac{1}{4}$ of Section 15, T88N, R5W of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2019, Page 1946.

STATE OF IOWA, COUNTY OF DE;AWARE. ss:

I, Zach Less and Carson Less, being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

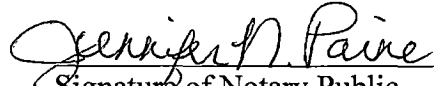
- 1 We are the trustees under the The Randy Less Revocable Trust to which the above-described real estate was conveyed to the trustees pursuant to an instrument recorded in the office of the Delaware County Recorder in Book 2023 Page 2160.
- 2 We are the presently existing trustees under the Trust and we are authorized to transfer the fee simple interest in said property 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 above, 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.

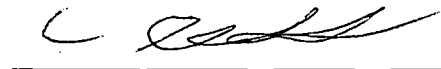
- 7 The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.


Zach Less, Affiant

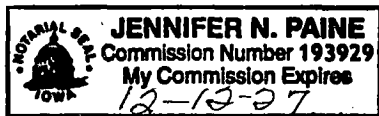
Signed and sworn to (or affirmed) before me on August 15, 2025, by Zach Less.

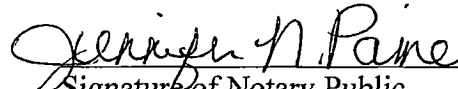



Signature of Notary Public


Carson Less, Affiant

Signed and sworn to (or affirmed) before me on August 15, 2025, by Carson Less.




Signature of Notary Public