

Recorded: 9/3/2025 at 12:19:34.0 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: 2375

Taxpayer: Kenneth J. Bell, 571 6th St SW, Dyersville, IA 52040
Preparer/Return to: Todd J. Locher, Locher & Davis PLC, PO Box 7, Farley, IA 52046, Tel: 563-744-3359



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The South seventy nine (79) acres of the West one-half (W 1/2) of the Southwest Quarter (SW 1/4) of Section Sixteen (16), Township Eighty Eight (88) North, Range Three (3), West of the Fifth P.M.; also Parcels 2022-158 and 2022-159 Part of Parcel F in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Seventeen (17), Township Eighty-Eight North (T88N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa per Plat of Survey dated November 17, 2022 and filed December 21, 2022 in Book 2022, Page 3744 of the records of Delaware County, Iowa.

STATE OF IOWA, COUNTY OF DUBUQUE, ss:

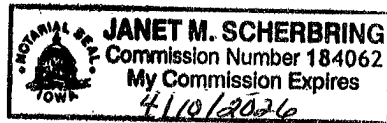
I, Dorothy M. Elgin, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the trustee under the Willis J. Elgin and Dorothy M. Elgin Revocable Trust Dated September, 2019 a/k/a Willis J. Elgin and Dorothy M. Elgin Revocable Trust Dated September 11, 2019, to which the above-described real estate was conveyed to the trustee by Dorothy M. Elgin, pursuant to an Assignment of Real Estate Contract recorded on September 13, 2019, in the office of the Delaware County Recorder in Book 2019, Page 2505.
- 2 I am the presently existing trustee under the Trust and I am authorized to sell the above described 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.

Dorothy Elgin
Dorothy M. Elgin, Affiant

Signed and sworn to (or affirmed) before me on September 3, 2025,
by Dorothy M. Elgin.



Janet M. Scherbring
Signature of Notary Public