

Recorded: 9/15/2025 at 8:01:57.0 AM
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: 2466

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

Preparer Information:

Jennifer Jaschen, 4817 University Avenue, Suite D, Cedar Falls, IA 50613 (319-553-3400)

Taxpayer Information:

James L. Grundmeyer, 4923 Rex Ln, Walker, IA 52352

Return Document To:

James L. Grundmeyer, 4923 Rex Ln, Walker, IA 52352

Grantors:

Ann L. Schulte, As Trustee of the Ann L. Schulte Trust Agreement Executed March 22, 2011,
As May Be Amended

Grantees:

James L. Grundmeyer

Legal Description: See Attachment

Document or instrument number of previously recorded documents:



TRUSTEE'S AFFIDAVIT

RE: Parcel 2025-67 Being Part of Lot Twenty-One (21) Of North Ridge Subdivision In the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ -SW $\frac{1}{4}$) Of Section 18, Township 89 North, Range 5 West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2025, Page 2108

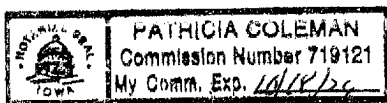
STATE OF IOWA, COUNTY OF Delaware, ss:

I, Ann L. Schulte, being first duly sworn (or affirmed) under oath, state of my own personal knowledge that:

1. I am the Trustee under The Ann L. Schulte Trust Agreement Executed March 22, 2011, As May Be Amended, to which title in the above-described real estate was conveyed pursuant to an instrument dated March 22, 2011, and was filed March 29, 2011, in Book 2011, Page 1074 in the office of the Delaware County Recorder.
2. I am the presently existing Trustee under the Trust, and I am authorized to transfer 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 described above, free and clear of any adverse claims.
4. The grantor of the Trust is alive.
5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Ann L. Schulte
Ann L. Schulte, Affiant

Signed and sworn to (or affirmed) before me on September 11, 2025, by Ann L. Schulte.



Patricia Coleman
Signature of Notary Public