



Book 2025 Page 2529

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Bruce I. Schneider, 20179 258th St, Manchester, Iowa 52057

Return Document To: Bruce I. Schneider, 20179 258th St, Manchester, Iowa 52057

Grantors: Bruce I. Schneider as trustee of Beverly L. Schneider Declaration of Trust dated May 31, 2002

Grantees: Bruce I. Schneider

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Parcel 2018-41, Part of the SW 1/4 and Part of the SE 1/4, and Parcel 2018-42, Part of the SW 1/4 and Part of the SE 1/4 all in Section 23, T88N, R5W of the Fifth P.M., Delaware County, Iowa according to Plat recorded in Book 2018, Page 3523;

AND

The Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) and the North one-half (N 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4), all in Section Twenty-three (23), Township Eighty-eight North, (T88N), Range Five West (R5W) of the 5th P.M., Delaware County, Iowa; except Parcel BB part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty Three (23), Township Eighty Eight (88) North, Range five (5), West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2009, Page 1228;

AND

The South Nine (9) acres of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4), and the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-two (22) all in Township Eighty-eight North (T88N), Range Five West (R5W) of the 5th P.M., Delaware County, Iowa;

AND

A strip of land Two (2) rods wide off the North side of the South Ten (10) acres of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-two (22), Township Eighty-eight North (T88N), Range Five West (R5W) of the 5th P.M., Delaware County, Iowa, said strip to be used for road purposes;

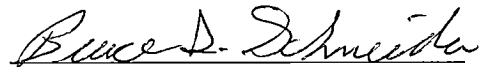
AND

The South one-half (S½) of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) in Section 23; T88N, R5W of the 5th P.M., Delaware County, Iowa

STATE OF IOWA, COUNTY OF DELAWARE, ss:

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

- 1 I am the trustee under the Beverly L. Schneider Declaration of Trust dated May 31, 2002, to which the above-described real estate was conveyed to the trustee by Beverly L. Schneider and Junior Schneider, pursuant to a Warranty Deed recorded August 20, 2002, in the office of the Delaware County Recorder in Book 2002, Page 2957; Quit Claim Deed recorded February 14, 2019, in the Office of the Delaware County Recorder in Book 2019, Page 408; Warranty Deed recorded August 20, 2002, in the office of the Delaware County Recorder in Book 2002, Page 2960; and Trustee Warranty Deed recorded January 12, 2009, in the office of the Delaware County Recorder in Book 2009, Page 138.
- 2 I am the presently existing trustee under the Trust and I am authorized to transfer and convey 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.


Bruce I. Schneider, Affiant

Signed and sworn to (or affirmed) before me on September 18, 2025, by
Bruce I. Schneider.




Signature of Notary Public