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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Preparer Information: Steven E. Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Justin and Paige Wenger, 1187 300th Street, Ryan, IA 52330

Return Document To: Justin and Paige Wenger, 1187 300th Street, Ryan, IA 52330

Grantors: Judith K. Hynes, Trustee

Grantees: Justin Michael Wenger and Paige Lammers Wenger

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The East one half (E½) of the Southwest Quarter (SW¼) of Section Nine (9), Township Eighty Seven (87) North, Range Six (6), West of the Fifth Principal Meridian

STATE OF Florida, COUNTY OF Pineellas, ss:

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

- 1 I am the trustee under the John C. Hynes Revocable Trust Under Agreement dated July 13, 1998, to which the above-described real estate was conveyed to then trustee by John C. Hynes and Judith K. Hynes, pursuant to an instrument recorded August 11, 1998, in the office of the Delaware County Recorder in Book 140, Page 113; and by Judith K. Hynes, Trustee of Judith K. Hynes Revocable Trust under agreement dated July 13, 1998, pursuant to an instrument recorded October 19, 2015, in the Office of the Delaware County Recorder in Book 2015, Page 2863.
- 2 I am the presently existing trustee under the Trust and I am authorized to convey the above-described real estate to Justin Michael Wenger and Paige Lammers Wenger 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 John C. Hynes is deceased. No federal estate tax or Iowa inheritance tax was due as a result of the death of John C. Hynes.
- 5 The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Judith K. Hynes
Judith K. Hynes, Affiant

Signed and sworn to (or affirmed) before me on OCTOBER 31, 2025 by
Judith K. Hynes.

[Signature]
Signature of Notary Public

