

Recorded: 12/9/2025 at 11:11:50.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3343

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: Ronald L. Aldrich and Linda J. Aldrich, 840 E Union St, Manchester, Iowa 52057

Return Document To: Ronald L. Aldrich and Linda J. Aldrich, 840 E Union St, Manchester, Iowa 52057

Grantors: Susan Broghammer and Ellen Broesder as co-trustees of Trust Agreement of Anthony C. Broghammer dated 1/6/2012

Grantees: Ronald L. Aldrich and Linda J. Aldrich

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: That part of Lot Eight (8) of the Subdivision of the Southwest Quarter (SW1/4) and the South one-half (S1/2) of the Northwest Quarter (NW1/4) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 4, described as commencing at the intersection of the West line of said Lot Eight (8), extended, and the South line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Twenty Eight (28), running thence North along the West line of said Lot Eight (8) a distance of one hundred ninety three (193) feet, thence East a distance of one hundred (100) feet, thence South parallel with the West line of said Lot Eight (8) a distance of one hundred ninety three (193) feet to the South line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Twenty Eight (28), thence West to the place of beginning.

STATE OF IOWA, COUNTY OF DELAWARE, ss:

I, Ellen Broesder, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am one of the co-trustees under the Trust Agreement of Anthony C. Broghammer dated 1/6/2012, to which the above-described real estate was conveyed to the trustee by Anthony C. Broghammer, pursuant to an instrument recorded April 28, 2015, in the office of the Delaware County Recorder in Book 2015, Page 1005.
- 2 I am one of the presently existing trustees under the Trust and we are authorized to transfer and convey the above-described real estate without any limitation or qualification whatsoever.
- 3 The Trust is in existence and we, as co-trustees, are 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.

Ellen Broesder, Trustee
Ellen Broesder, Affiant

Signed and sworn to (or affirmed) before me on December 5, 2025, by
Ellen Broesder.



Teresa Turnis
Signature of Notary Public