

Book 2026 Page 1843
Document 2026 1843 Type 06 010 Pages 3
Date 7/06/2026 Time 1:10:21PM
Rec Amt \$17.00

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: Ellen L. Broesder, 1204 360th St, Bancroft, Iowa 50517

Return Document To: Ellen L. Broesder, 1204 360th St, Bancroft, Iowa 50517

Grantors: Ellen L. Broesder and Susan K. Broghammer as co-trustees of Trust Agreement of Delrose G. Broghammer dated January 6, 2012

Grantees: Ellen L. Broesder, Susan K. Broghammer, Julie A. Huff, Mary A. Langr, David A. Broghammer, James R. Broghammer and John C. Broghammer

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The South Half (S $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) and the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Six (6), Township Eighty-Nine (89) North, Range Five (5) West of the Fifth Principal Meridian, subject to highways and easements of record except that part of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Six (6), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth P.M., Delaware County, Iowa described as commencing at the Southwest corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section Six (6), thence East 405.1 feet to the point of beginning, thence North 11° -35' East 450.5 feet, thence North 1° -51' East 492.5 feet, thence South 89° -21' East 364.7 feet, thence South 5° -16' West 294.6 feet, thence North 88° -21' West 242.0 feet, thence South 21° -19' West 118.9 feet, thence South 11° -31' West 543.1 feet, thence West 50.3 feet to the point of beginning, said parcel containing approximately 3.22 acres subject to road right of way and easements of record. The South line of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section Six (6) is assumed to bear due East and West.

And except Parcel A of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) Section Six (6), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa according to plat recorded in Book 1999, Page 568

STATE OF IOWA, COUNTY OF DELAWARE, ss:

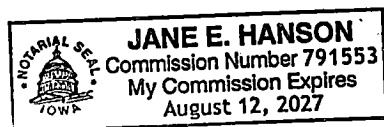
I, Susan K. Broghammer, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 Ellen L. Broesder and I are the co-trustees under the Trust Agreement of Delrose G. Broghammer dated January 6, 2012, to which the above-described real estate was conveyed to the trustee by Delrose G. Broghammer, pursuant to an instrument recorded January 9, 2012, in the office of the Delaware County Recorder in Book 2012, Page 81.
- 2 I am one of the presently existing co-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 above, 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.

Susan K. Broghammer
Susan K. Broghammer, Affiant

Signed and sworn to (or affirmed) before me on July 3, 2026, by
Susan K. Broghammer.



Jane E. Hanson
Signature of Notary Public