Recorded: 8/13/2026 at 2:25:05.0 PM
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: 2026 PG: 2372

INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet

Preparer Information: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Tel: 563-875-9112

Taxpayer Information: Jace Moore and Olivia Moore, 2666 310th Avenue, Hopkinton, IA 52237

Return Document To: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040

Grantors: Joan Lahr as trustee of James H. Lahr Trust dated May 2, 1994

Grantees: Jace Moore and Olivia Moore

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Parcel 2026-71, Part Of The NW1/4 SW1/4 Of Section 27, T88N, R3W Of The 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2026, Page 2179

STATE OF IOWA, COUNTY OF DUBUQUE, ss:

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

1 I am the trustee under the James H. Lahr Trust dated May 2, 1994, to which the above-described real estate was conveyed to the trustee pursuant to Estate Proceedings in the Estate of James H. Lahr, Probate Case No. ESPR 3574, in the District Court of Delaware County, Iowa and pursuant to Assignment of Real Estate Contract – Installments dated June 20, 2000, filed June 22, 2000, at Book 2000, Page 1904 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 above-described real estate to Jace Moore and Olivia Moore 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.

Joan Lahr

Joan Lahr, Affiant

Signed and sworn to (or affirmed) before me on August 7, 2026 by Joan Lahr.

NOTARIAL SEAL IOWA
TRACY M. DEMMER
Commission Number 770102
My Comm. Exp 10-13-26

Tracy Demmer

Signature of Notary Public