Book 2018 Page 1539
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

INDIVIDUAL TRUSTEE'S AFFIDAVIT

THE IOWA STATE BAR ASSOCIATION
Official Form No. 113
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
George Davis, 225 First Avenue East, Dyersville, IA 52040, Phone: (563) 875-9112

Taxpayer Information: (Name and complete address)
Gary and Carol Wedewer, 3395 145th Street, New Vienna, Iowa 52065

Return Document To: (Name and complete address)
George Davis, 225 First Avenue East, Dyersville, IA 52040

Grantors:
Gary Wedewer, Trustee
Vickie Feldmann, Trustee

Grantees:
Gary L. Wedewer
Carol Wedewer

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: **SEE ATTACHED "ADDENDUM"**

STATE OF IOWA, COUNTY OF DUBUQUE, ss:

I, Gary Wedewer and Vickie Feldmann, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the The Darlene Wedewer Revocable Living Trust Dated February 2, 2018 Trust dated February 2, 2018, to which the above-described real estate was conveyed to the trustee by Darlene Wedewer, pursuant to an instrument recorded on February 7, 2018, in the office of the Delaware County Recorder in Book 2018, Page 302 (insert recording data).
2. I am the presently existing trustee under the Trust and I am authorized to sell 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~~ / 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.

Gary Wedewer, Affiant

Vickie Feldmann, Affiant

Signed and sworn to (or affirmed) before me on June 5, 2018, by Gary Wedewer and Vickie Feldmann.

GEORGE A. DAVIS
Commission Number 800975
My Commission Expires
December 20, 2019

Signature of Notary Public

*THE CORRECT OPTION MUST BE SELECTED TO DETERMINE WHETHER THE IOWA ESTATE TAX MAY CONSTITUTE A LIEN ON THE ABOVE DESCRIBED PROPERTY.

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Addendum

1. All of our interest in Abandoned Right of Way Now known as Parcel "A" and described as follows: Part of the NE 1/4 of the NE 1/4, part of the SE 1/4 of the NE 1/4, and part of the SW 1/4 of the NE 1/4; all in Section 35-T90N-R3W of the 5th P.M. Delaware County, Iowa, described as follows: Commencing at the Center of the NE 1/4 of Section 35-T90N-R3W of the 5th P.M.,which is the point of beginning; thence N00°30'34" W 427.62 feet along the west line of the NE 1/4-NE 1/4 of said Section 35; thence S89°56'08" E 59.61 feet; thence 644.66 feet along a 1014.93 foot radius curve concave northeasterly with a central angle of 36°23'35" and a long chord which bears S46°48'12" E 633.88 feet; thence S65°00'00" E 43.75 feet; thence N88°44'27" W 596.01 feet, thence N00°30'34" W 11.80 feet; thence S89°56'08" E 38.40 feet to the point of beginning. Said described parcel contains a total of 2.54 acres more or less. Per Plat attached to document recorded in Book 130 Page 225.

   AND

   All of our interest in Abandoned Right of Way Now known as Parcel "C" and described as follows: Part of the NE 1/4 of the NE 1/4 and part of the SE 1/4 of the NE 1/4, all in Section 35-T90N-R3W of the 5th P.M., Delaware County, Iowa, described as follows: Commencing at the NE Corner of Section 35-T90N-R3W of the 5th P.M.; thence S00°00'00" E 1306.96 feet along the east line of said Section 35 to the point of beginning; thence S00°00'00" E 601.20 feet along the east line of said Section 35; thence 800.67 feet along a 1014.93 foot radius curve concave southwesterly with a central angle of 45°12'01" and a long chord which bears N42°23'59" W 780.07 feet; thence N65°00'00" W 68.09 feet; thence S89°38'46" E 587.72 feet to the point of beginning. Said described parcel contains a total of 2.88 acre or or less. NOTE: The east line of Section 35-T90N-R3W is assumed to bear N00°00'00" E. Per Plat attached to document recorded in Book 130 page 227.