Recorded: 9/19/2019 at 8:46:20.0 AM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 2562

TRUSTEES' AFFIDAVIT
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Chad Eichorn, 1415 – 28th St, Ste 160, West Des Moines, IA 50266
Phone: (515) 727-0986

Taxpayer Information: (name and complete address)
Steve Sheppard, 2120 330th Street, Coggon, Iowa 52218

Return Document To: (name and complete address)
Chad Eichorn, 1415 - 28th St, Ste 160, West Des Moines, IA 50266

Grantors:
Diann McMillen and Steven Wilson, Co-Trustees, Wilson Trust

Grantees:
Diann McMillen, a married person, Stuart Wilson, a single person and Steven Wilson, a married person, as tenants in common and not as joint tenants with full rights of survivorship.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEES' AFFIDAVIT

RE: An undivided one-third (1/3) interest in: West Half (W1/2) of the East Half (E1/2) of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) in Section Fifteen (15) Township Eight-Seven(87) North, Range Four (4), West of the 5th PM, and the East one-third of the North three-fourths (E1/3 N3/4) of the West Half (W1/2) of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) in Section Fifteen (15), Township Eighty-Seven (87) North, Range Four (4), West of the 5th PM, Delaware County, Iowa.

We, Diann McMillen and Steven Wilson, Co-Trustees of the Wilson Trust, being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

1. We are the Co-Trustees under the Wilson Trust dated September 18, 2014, to which the above-described real estate was conveyed to the trustees by Roger J Wilson and Janice Wilson a/k/a Janice M. Wilson, pursuant to an instrument recorded September 29, 2014, in the office of the Delaware County Recorder in Book 2014 Page 2435.

2. We are the presently existing trustees under the Trust and we are authorized to transfer assets without any limitation or qualification whatsoever.

3. The Trust is in existence and we, as Co-Trustees, are authorized to transfer the above described real estate by Trustee Warranty Deed without any limitation or qualification whatsoever.

4. The grantors of the trust are 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.

Date: 9-11-19

Diann McMillen, Co-Trustee, Affiant

STATE OF IOWA, COUNTY OF Story, ss

Signed and sworn to (or affirmed) before me on September 11, 2019, by Diann McMillen.

Signature of Notary Public

Alyssa Kahl, Notary Public
Commission No. 811313
Expiration: 6-26-2021

ALYSSA KAHL
Commission Number 811313
My Commission Expires
06-26-2021

Steven Wilson, Co-Trustee, Affiant

STATE OF MINNESOTA, COUNTY OF Nicollet, ss

Signed and sworn to (or affirmed) before me on September 5, 2019, by Steven Wilson.

Signature of Notary Public

COREY RYAN SOLBERG
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/2023