Recorded: 12/2/2019 at 11:11:46.0 AM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.22
Combined Fee: $15.22
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 3383

Prepared by and return to: Darrel A. Morf, Simmons Perrine Moyer Bergman PLC, 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

SPACE ABOVE THIS LINE FOR RECORDER

TRUSTEE'S AFFIDAVIT

RE: **An undivided one-half interest in and to:**
See Exhibit "A" attached hereto and incorporated herein by reference (page 2)

STATE OF ARKANSAS, COUNTY OF Benton, ss:

I, **RUTH H. WILLENBORG**, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the Successor Trustee under the Fred E. Willenborg Revocable Inter Vivos Trust originally executed on November 25, 1991 as most recently Amended and Restated on November 13, 2009, as amended on March 6, 2012, to which the above-described real estate was conveyed to the trustee by Warranty Deed recorded on February 26, 1992 at in Book 129 at Page 102, and by Special Warranty deed recorded on February 26, 1996 at Book 136 at Page 104, of the records of the Delaware County, Iowa, Recorder.

2. I am now the presently existing trustee under the Trust and I am authorized to convey without any limitation or qualification whatsoever.

3. The Trust is in existence and I as Successor trustee, am 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, Fred E. Willenborg died on or about April 1, 2019 and the trust is now irrevocable.

5. An Iowa inheritance tax return is not required to be filed as a result of the death of Fred E. Willenborg.

Ruth H. Willenborg
RUTH H. WILLENBORG

Subscribed and Sworn to before me on 26th Nov., 2019 by **RUTH H. WILLENBORG.**

ELAINE GRACE ORAY-PERE
MY COMMISSION # 12389890
EXPIRES: September 25, 2022
Benton County

Elaine Grace Oray-Pere
Notary Public in and for said State AR
My Commission Expires: 9/25/22

EXHIBIT "A"
LEGAL DESCRIPTION

The West ½ of the SW ¼ of Section 29, and the North ½ of the SE ¼ of Section 30, all in Township 90 North, Range 3, West of the 5th P.M., Delaware County, Iowa, EXCEPT the North 40 feet of the NW ¼ of the SW ¼ of said Section 29;

AND

The South ½ of the NE ¼ and the South 29 acres of the NW ¼ of the NE ¼ and the South 32 acres of the NE ¼ of the NE ¼ of Section 36-90N-4W, Delaware County, Iowa, EXCEPT road;

AND

The East ½ of the NE ¼ of Section 30-90N-3W, Delaware County, Iowa, containing 80 acres more or less, according to Government Survey;

AND

The NE Frl. ¼ of the NE ¼ and the SE ¼ of the NE Frl. ¼ and the NE ¼ of the SE ¼ of Section 2-89N-4W, Delaware County, Iowa, subject to highway right of way, EXCEPT for a parcel described as follows: From the S.E. corner of the NE Frl. ¼ of said Section 2, thence North along said quarter-section line 495.12 feet to the point of beginning; thence North 88°00' 40" W 13.24 feet; thence N 88°00'40" W 244.56 feet; thence N 1°08'39" E 338.05 feet; thence N 84°22'50" E 238.81 feet; thence N 84°22'50" E 24.71 feet to said quarter-section line; thence South along said section line 369.85 feet to the point of beginning, said excepted area measuring 1.97 acres including right of way, and 1.86 acres net.