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Date 1/15/2020 Time 1:13:27PM
Rec Amt $12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet

Preparer Information:
Daniel L. Seufferlein, 4056 Glass Rd. NE Cedar Rapids, Iowa 52402
Phone: (319) 393-9090

Taxpayer Information:
Mary Bready, 4890 Lake Elmo Ave, Lake Elmo, MN 55042

Return Document To:
Daniel L. Seufferlein, 4056 Glass Rd. NE Cedar Rapids, Iowa 52402

Grantors:
Josie A. Wahl

Grantees:
Bready Farms LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: E 1/2 NE 1/4 and the N 1/2 SE 1/4 Section 15, Township 89, Range 5 West of the 5th P.M., Delaware County, Iowa (160 acres more or less). (Except railroad and except Lot 2).

STATE OF Iowa, COUNTY OF Muscatine, ss:

I, Josie A. Wahl as Vice President and Trust Officer of CBI Bank & Trust , being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the John C. Bready Trust dated December 12, 1990, to which the above-described real estate was conveyed to the trustee by Change of Title pursuant to the Last Will and Testament of John C. Bready, pursuant to an instrument recorded November 18, 1991, in the office of the Delaware County Recorder in File No. 138-1297.
2. I am the presently existing trustee under the Trust and I am authorized to execute and deliver a deed 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~~/**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.The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

3-3/4 CT

CBI Bank & Trust,
As Trustee of the above-named trust

By: Josie A. Wahl
Josie A. Wahl, Vice President and Trust Officer

Signed and sworn to (or affirmed) before me on 1-8-2020, by Josie A. Wahl as Vice President and Trust Officer of CBI Bank & Trust. As Trustee of the above-entitled trust.

RENEE M SLOAN
Commission Number 795857
My Commission Expires
4-28-22

Renee M. Sloan
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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