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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet

Preparer Information:
Jane E. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Phone: (563) 927-5920

Taxpayer Information:
Thomas L. Schirmer, Jr., 300 Harrison St, Delaware, Iowa 52036

Return Document To:
Thomas L. Schirmer, Jr., 300 Harrison St, Delaware, Iowa 52036

Grantors:
Beverly Jean McAreavy, Trustee of the Sauer Family Revocable Living Trust

Grantees:
Thomas L. Schirmer, Jr.

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lots Twelve Hundred Ninety Seven (1297), Twelve Hundred Ninety Eight (1298) and Thirteen Hundred Seven (1307), Delaware, Iowa, according to the plat recorded in Book 2 L.D., Pages 488-489, except that part of said lots deeded to the State of Iowa by Warranty Deed recorded in Book 83 L.D., Page 249, and by Warranty Deed recorded in Book 32, T.L.D., Page 301

STATE OF IOWA, COUNTY OF DELAWARE, ss:

I, Beverly Jean McAreavy, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the sole trustee under the Sauer Family Revocable Living Trust, under trust agreement dated November 29, 2005, to which the above-described real estate was conveyed to the trustee by Nyle Eldon Sauer, Trustee, and Corrine Clara Sauer, Trustee, pursuant to an instrument recorded April 4, 2006, in the office of the Delaware County Recorder in Book 2006, Page 1397.
2. Nyle Eldon Sauer died on August 17, 2019.
3. I am the presently existing trustee under the Trust and I am authorized to convey this above described real estate without any limitation or qualification whatsoever.
4. The Trust is in existence and I, as trustee, am authorized to transfer the interest in the real estate as described above, free and clear of any adverse claims.
5. There are two grantors of the trust. Corrine Clara Sauer and Nyle Eldon Sauer. Nyle Eldon Sauer is not alive.
6. Form 706, United States Estate Tax return, is not required to be filed as a result of the death of Nyle Eldon Sauer.
7. An Iowa inheritance tax return is not required to be filed pursuant to section 450.22 subsection 2 and 3.

Beverly Jean McAreavy, Affiant

Signed and sworn to (or affirmed) before me on August 20, 2020, by Beverly Jean McAreavy.

Signature of Notary Public

NOTARIAL SEAL IOWA
JANE E HANSON
Commission Number 791553
My Commission Expires
August 12, 2021

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