Recorded: 12/22/2020 at 12:35:14.0 PM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 4769

Prepared by: Mark R. Van Heukelom, Bradley & Riley PC, PO Box 2804, Cedar Rapids, IA 52406; 319-363-0101
Return to/Address tax statement: James P. Kerns & Jody M. Kerns, 2142 110th St., Edgewood IA 52402

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: THE NORTH ONE HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) AND THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION TWENTY-SEVEN (27), TOWNSHIP NINETY (90) NORTH, RANGE FIVE (5) WEST OF THE FIFTH P.M.; ALSO PARCEL 2020-114; IN THE SOUTH HALF (S½) OF THE NORTHEAST QUARTER (NE¼); IN SECTION 27, TOWNSHIP 90 NORTH, RANGE 5 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2020, PAGE 4344

STATE OF IOWA, COUNTY OF LINN, ss:

I, FARMERS STATE BANK, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the Trustee of the LARRY D. RYAN TRUST u/d/o July 15, 2010, as amended, to which the above-described real estate was conveyed by a Trustee Warranty Deed dated June 28, 2010, and filed on July 26, 2010 in Book 2010 at Page 2266, of the records of the Delaware County, Iowa, Recorder.

2. I am the presently existing Trustee under the Trust and pursuant to the terms of the Trust, am authorized to convey the real estate described above by Trustee Warranty Deed to JAMES P. KERNS and JODY M. KERNS 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, LARRY D. RYAN, died on December 4, 2019 and the Trust is irrevocable.

5. The extent of the assets of LARRY D. RYAN subject to federal estate tax were less than $11,400,000.00. All of the assets of LARRY D. RYAN passed to individuals exempt from Iowa inheritance tax. There is no necessity for an estate tax closing letter from the Internal Revenue Service or an Inheritance Tax Clearance from the Iowa Department of Revenue in connection with the death of LARRY D. RYAN .

FARMERS STATE BANK, Affiant

By: _____, AVP, TO
Laura A. Kamienski, Trust Officer

On this 18 day of December, 2020, before me, a Notary Public, in and for said county, personally appeared Laura A. Kamienski, to me personally known, who being by me duly sworn did say that that person is a Trust Officer of said Farmers State Bank and that said instrument was signed on behalf of the said Farmers State Bank by authority of its Board of Directors and the said Laura Kamienski acknowledged the execution of said instrument to be the voluntary act and deed of said Farmers Sate Bank and by it voluntarily executed.

_____
Notary Public in and for the State

NOTARIAL SEAL IOWA
KARI A CLOTHIER
Commission Number 788677
My Commission Expires
February 24, 2021