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Date 1/29/2021 Time 1:24:46PM
Rec Amt $12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Thomas J. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Phone: (563) 927-5920

Taxpayer Information: (name and complete address)
Nicholas S. Berning and Heather J. Berning, 1844 Wenrose Dr NE, North Liberty, Iowa 52317

Return Document To: (name and complete address)
Nicholas S. Berning and Heather J. Berning, 1844 Wenrose Dr NE, North Liberty, Iowa 52317

Grantors:
Ann L. Schulte, as Trustee of the Ann L. Schulte Trust Agreement and Executed March 22, 2011 as may be amended

Grantees:
Nicholas S. Berning
Heather J. Berning

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lot Twenty-four (24) of Oak Valley Subdivision, a Subdivision of Parcel J being part of the Fractional Northwest Quarter of the Northwest Quarter (Frl. NW ¼ NW ¼) and part of the Fractional Southwest Quarter of the Northwest Quarter (Frl. SW ¼ - NW ¼) of Section 19, Township 89 North, Range 5 West of the 5th P.M.; and a Subdivision of Parcel D being part of the Northeast Quarter of the Northeast Quarter (NE ¼ -NE ¼) of Section 24, Township 89 North, Range 6 West of the 5th P.M.; all in Delaware County, Iowa, according to Amended Final Plat recorded in Book 2020, Page 3080.

STATE OF IOWA, COUNTY OF DELAWARE, ss:

I, Ann L. Schulte, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Ann L. Schulte Trust Agreement executed March 22, 2011, as may be amended, to which the above-described real estate was conveyed to the trustee by Daniel A. Schulte and Ann L. Schulte, pursuant to an instrument recorded March 29, 2011, in the office of the Delaware County Recorder in Book 2011, Page 1074.

2. I am the presently existing trustee under the Trust and I am authorized to transfer the above described real estate to Nicholas S. Berning and Heather J. Berning 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 alive.

5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Ann L. Schulte, Affiant

Signed and sworn to (or affirmed) before me on Jan 27, 2021 by Ann L. Schulte.

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2022

Signature of Notary Public