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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by: Kathleen Law, 700 Walnut, Suite 1600, Des Moines, IA 50309; 515-283-3116
Return to: Felix Friedman, PO Box 439, 7 Ellefson Drive, De Soto, IA 50069-7729

TRUSTEE'S AFFIDAVIT

RE: PROPERTY 115:
The North one-half (N1/2) of the Southwest Quarter (SW1/4) of Section Fifteen (15), Township Eighty eight (88) North, Range Six (6), West of the 5th Principal Meridian, Delaware County, Iowa.

PROPERTY 114:
The Southwest Quarter (SW 1/4) of Section Sixteen (16), Township Eighty Eight (88) North, Range Six (6), West of the 5th P.M., except the North Seventy-four (74) acres thereof, Delaware County, Iowa; AND

The Southeast Quarter (SE 1/4) of Section Sixteen (16), Township Eighty Eight (88) North, Range Six(6), West of the 5th P. M., except that part of the Southeast Quarter (SE 1/4) of said Section Sixteen (16), described as commencing at the Northeast Corner of said Southeast Quarter (SE 1/4) and running thence South five hundred eighty five (585) feet to the point of beginning, thence West four hundred seventy (470) feet, thence South three hundred seventy five (375) feet, thence East four hundred seventy (470) feet to the East line of said Southeast Quarter (SE 1/4), thence North along said East line three hundred seventy five (375) feet to the point of beginning, Delaware County, Iowa.

STATE OF Iowa, COUNTY OF Delaware, ss:

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

1. I am the trustee under the Edward and Mary Ann Schulte Revocable Trust, dated February 28, 2007 (**"Trust"**).

2. A(n) fee simple interest in the above-described real estate was conveyed to the original trustees, as Trustees of the Trust by Edward J. Schulte and Mary Ann Schulte, husband and wife by an instrument dated February 28, 2007, filed March 23, 2007 and recorded at **Book 2007, Page 842** of the records of the Delaware County Recorder.

3. I am the presently existing trustee under the Trust and I am authorized to sell, lease, grant easements and make other agreements affecting the above 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 in paragraph 3, free and clear of any adverse claims.

5. One of the grantors of the Trust, Edward J. Schulte, died on or about September 5, 2019.

6. The Trust is revocable, or if the Trust is irrevocable, none of the beneficiaries of the Trust are deceased.

7. The purchaser of the interest in the above real estate that is to be transferred is a bona fide purchaser purchasing such interest in the real estate for adequate and full consideration.

8. No federal or Iowa gift, generation skipping tax, inheritance or estate taxes are or will become due on account of the death of Edward J. Schulte.

Mary Ann Schulte, Affiant

Signed and sworn to (or affirmed) before me on January 28th, 2021 by Mary Ann Schulte.

Notary Public in and for said State

STAMP

NOTARIAL SEAL IOWA
LETICIA M. TIMMERMAN
Commission Number 752824
My Commission Expires
June 15, 2023