Recorded: 4/2/2021 at 1:17:28.0 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: 2021 PG: 1192

INDIVIDUAL TRUSTEE'S AFFIDAVIT
THE IOWA STATE BAR ASSOCIATION
Official Form No. 113
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Scott M. O'Shea, 1007 Longfellow Drive, Hiawatha, IA 52233, Phone: (319) 362-3640

Taxpayer Information: (name and complete address)
John P. Koopmann and La Rae A. Koopmann, 110 250th St, Delhi, IA 52223

Return Document To: (name and complete address)
John P. Koopmann and La Rae A. Koopmann, 110 250th St, Delhi, IA 52223

Grantors:
Joe Koopmann, Mary LaMar, and John Koopmann, Co-Trustees of Rose A. Koopmann Revocable Trust dated August 31, 2015

Grantees:
John P. Koopmann and La Rae A. Koopmann

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

INDIVIDUAL TRUSTEE AFFIDAVIT

RE: Lot Ten (10) of Koopmann Addition to City of Delhi, Iowa, according to plat recorded in Book 6 Plats, Page 74; also to the East two hundred thirty (230) feet of all that part of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company's one hundred (100) foot wide right of way in the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Seventeen (17) and in the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section Twenty (20), that lies Westerly of the centerline of the county road, all in Township Eighty Eight (88) North, Range Four (4), West of the Fifth Principal Meridian.

STATE OF IOWA, COUNTY OF Delaware, ss:

I, John Koopmann, being first duly sworn (or affirmed) under oath, state of my own personal knowledge that:

1. I am one of the Co-Trustees under the Rose A. Koopmann Revocable Trust dated August 31, 2015 to which the above-described real estate was conveyed to the Trust pursuant to a Quit Claim Deed, recorded on September 4, 2015, in Book 2015, Page 2429, of the records of the Delaware County, Iowa Recorder.

2. I am the presently existing Co-Trustee under the Trust and I am authorized to execute and deliver a Trustee Warranty Deed conveying the above-described real estate to John P. Koopmann and La Rae A. Koopmann, without any limitation or qualification whatsoever.

3. The Trust is in existence and I, as Co-Trustee, am authorized to transfer the interest in the real estate as described herein, 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 not required to be filed as a result of the death of the grantor.

6. There is no Iowa inheritance tax due from the Estate or Trust. All assets of the Trust pass to individuals who are exempt from Iowa inheritance tax. The undersigned certifies, pursuant to Iowa Code Section 450.58, that no inheritance tax return is required to be filed.

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

John Koopmann, Affiant

Signed and sworn to (or affirmed) before me this 22nd day of March, 2021, by John Koopmann, Affiant.

NOTARIAL SEAL IOWA

LINDSAY DOMEYER
Commission Number 733814
My Commission Expires
4/15/23

Signature of Notary Public