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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Justin Vorwald, 132 South Main Street, P.O. Box 306 Elkader, Iowa 52043
Phone: (563) 245-1722

Taxpayer Information: (name and complete address)
Ms. Deanna K. Hansel, 308 East Union Street, Edgewood, IA 52042

Return Document To: (name and complete address)
Ms. Deanna K. Hansel, 308 East Union Street, Edgewood, IA 52042

Grantors:
Rose Ann Kelchen, as Trustee of the Rose Ann Kelchen
Revocable Trust Under Agreement Dated September 4, 2008

Grantees:
Deanna K. Hansel

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The South one hundred (100) feet of the East one-half (E 1/2) of Lot Ten (10), and the South one hundred (100) feet of Lots Eleven (11) and Twelve (12), Block One (1), Gifford's Addition to the Town of Edgewood, Delaware County, Iowa, according to the plat recorded in Book 1 Plats, Page 6.

AND

East one half of the North Twenty-five (25) feet, Lot Ten (10) Block One (1) and the North Twenty-five (25) feet of Lots Eleven (11) and Twelve (12), all in Block One (1) of Gifford's Addition to Edgewood, Delaware County, Iowa.

STATE OF IOWA, COUNTY OF Clayton, ss:

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

1. I am the trustee of Rose Ann Kelchen Revocable Trust Under Agreement Dated September 4, 2008, to which the above-described real estate was conveyed to me as trustee by a Warranty Deed from myself, Rose Ann Kelchen, personally, pursuant to an instrument July 24, 2009, in the office of the Delaware County Recorder in Book 2009, Page 2917.

2. I am the present existing trustee under the Trust and I am authorized to convey real estate 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. Form 706, United States Estate Tax Return, is not required to be filed as a result of the death of the grantor.

6. An Iowa Inheritance tax return is not required to be filed pursuant to Section 450.22 Subsection 2 and 3.

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

Rose Ann Kelchen

Rose Ann Kelchen, as Trustee, Affiant

Signed and sworn to (or affirmed) before me on April 16, 2021, by **Rose Ann Kelchen**, as Trustee of the Rose Ann Kelchen Revocable Trust Under Agreement Dated September 4, 2008.

Signature of Notary Public

JUSTIN VORWALD
Commission Number 764769
My Commission Expires
September 22, 2022