Recorded: 4/19/2021 at 8:13:42.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 1374

INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet

Preparer Information:
George Davis, 225 1st Avenue East Dyersville, Iowa 52040
Phone: (563) 875-9112

Taxpayer Information:
David and Sherry Kronlage 32402 40th Street, Dyersville, Iowa 52040

Return Document To:
George Davis, 225 1st Avenue East Dyersville, Iowa 52040

Grantors:
Phillip Kronlage and Joan M. Thompson

Grantees:
David R. Kronlage and Sherry A. Kronlage

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: An undivided one-half interest in the following property:

The Northeast Quarter NE ¼ of the Northwest Quarter (NW 1/4); West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section Thirty-Five (35), Township Eighty Nine (89) North, Range Three (3), West of the Fifth P.M., Delaware County, Iowa, except that portion of real estate sold for highway purposes; and that portion owned by the railroad company, subject to all easements of record, and,

All that portion of real estate in the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of Section 36, and the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 35, Township 89 North, Range 3 West of the 5th P.M., Delaware County, Iowa, South of the present old Highway #20 and West of the County Road, except that portion sold for highway purposes and easements of record. That portion sold includes Lot 3 of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 35, and North Half (N 1/2) of the Northwest Quarter (NW 1/4) of Section 36, Township 89 North, Range 3 West of the 5th P.M., per plat filed May 26, 1926, in Plat Book 2, Page 10 records of Delaware County, Iowa

Except Parcel 2016-15 Part of the North Half of the Northwest Quarter of Section 36, Township 89 North, Range 3 West of the Fifth P.M., Delaware County, Iowa, according to the plat recorded in Book 2016, Page 1165

STATE OF IOWA, COUNTY OF DUBUQUE, ss:

We, Phillip Kronlage and Joan M. Thompson, being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

1. We are the trustees under the Arthur J. Kronlage Revocable Trust trust dated August 21, 2001, to which the above-described real estate was conveyed to the trustee by Arthur J. and Elizabeth A. Kronlage, pursuant to an instrument recorded December 5, 2001, in the office of the Delaware County Recorder in Book 2001, Page 4369.
2. We are the presently existing trustees under the Trust and we are authorized to transfer the above real estate to Dave R. and Sherry A. Kronlage in consummation of a Real Estate Contract Installments. without any limitation or qualification whatsoever.
3. The Trust is in existence and we, as trustees, are 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 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.

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6. An Iowa inheritance tax return is not required to be filed pursuant to section 450.22 subsection 2 and 3. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Joan M. Thompson, Affiant

Signed and sworn to (or affirmed) before me on March 30th, 2021, by Joan M. Thompson.

Brian Tuttle
Commission Number 810786
My Commission Expires
08/20/24

Signature of Notary Public

Phillip Kronlage, Affiant

Signed and sworn to (or affirmed) before me on April 12, 2021, by Phillip Kronlage.

WILLIAM M. HANSEN
Notary Public-Minnesota
My Commission Expires Jan 31, 2025

Signature of Notary Public

*THE CORRECT OPTION MUST BE SELECTED TO DETERMINE WHETHER THE IOWA ESTATE TAX MAY CONSTITUTE A LIEN ON THE ABOVE DESCRIBED PROPERTY.

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