Recorded: 5/5/2021 at 8:23:09.0 AM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.22
Combined Fee: $15.22
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 1636

INDIVIDUAL TRUSTEE'S AFFIDAVIT

THE IOWA STATE BAR ASSOCIATION
Official Form No. 113
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (name and complete address)
JoEllen Maly Hoth, 6048 Nikonha Place, Burlington, Iowa 52601

Return Document To: (name and complete address)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Grantors:
Parker W. Fransen, Co-Trustee
Mary Kay Fransen, Co-Trustee

Grantees:
JoEllen Maly Hoth, Trustee

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Parcel 2020-106, Part Of The NE ¼ - NE ¼, Section 9, T90N, R6W Of The 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2020, Page 4452

STATE OF IOWA, COUNTY OF DELAWARE, ss:

We, Parker W. Fransen and Mary Kay Fransen being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. We are the Co-Trustees under the Parker W. Fransen and Mary Kay Fransen Trust under Agreement dated May 23, 2013 to which the above-described real estate was conveyed to the Co-Trustees by Special Warranty Deed pursuant to an Instrument recorded the 31st day of May, 2013, in the office of the Delaware County Recorder in Book 2013, Page 1826.

2. We are the presently existing Co-Trustees under the Trusts and we are authorized to convey the above referenced property to JOELLEN MALY HOTH, TRUSTEE OF THE STEVEN S. HOTH MARITAL TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF STEVEN S. HOTH EXECUTED MARCH 16, 2012 without any limitation or qualification whatsoever.

3. The Trusts are in existence and we, as Co-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 grantors of the trust are alive.

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

Parker W. Fransen

Parker W. Fransen, Affiant

Mary Kay Fransen

Mary Kay Fransen, Affiant

Signed and sworn to (or affirmed) before me on April 28, 2021, by Parker W. Fransen and Mary Kay Fransen.

Steven E Carr

_____, Notary Public

STEVEN E CARR
Commission Number 713328
My Commission Expires
October 30, 2022