Recorded: 2/3/2023 at 10:08:06.0 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: 2023 PG: 264

# GRANTEE'S AFFIDAVIT
## Recorder's Cover Sheet

**Preparer Information:**
Peter H. Wessels
Wessels & Wierman, P.C.
423 17th Street, Suite 102
Rock Island, IL

**Taxpayer Information:**
Andrew J. Willwerth, Trustee of
the Tyler Douglas Ryan Trust
1420 Baxter Avenue
Fairbank, IA 50629

**GRANTORS:**
Andrew J. Willwerth and Cynthia A. Lacey as Co-Trustees of the Mitchell Family Trust dated July 10, 2019

**GRANTEES:**
Andrew J. Willwerth as Trustee of the Tyler Douglas Ryan Trust dated January, 2023

**Legal Description:** See Attached

**Document or Instrument Number of Previously recorded Documents:** 2020-4285

# GRANTEE'S AFFIDAVIT

LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT "A"

STATE OF IOWA, COUNTY OF BLACK HAWK ) SS

I, Andrew J. Willwerth, as Trustee of the Tyler Douglas Ryan Trust dated January, 2023, first duly sworn under oath, state that I am the Grantee of the real estate described on Exhibit "A" attached hereto and incorporated herein by this reference and have relied upon the Affidavit dated the 16th day of January from the Trustees of the Mitchell Family Trust dated July 10, 2019. The Grantee has no notice or knowledge of any adverse claims arising out of the execution and recording of the Deed from the Trustee. This Affidavit is given to establish reliance on the Affidavit referred to above for all purposes contemplated under Iowa Code Section 614.14.

Dated this 1st day of February, 2023.

Andrew J. Willwerth, Affiant

Signed and sworn to before me this 1st day of February, 2023, by Andrew J. Willwerth as Trustee of the Tyler Douglas Ryan Trust dated January, 2023.

NOTARY PUBLIC

NOTARIAL SEAL IOWA

PETER H WESSELS
Commission Number 792495
My Commission Expires
March 07, 2025

EXHIBIT "A"

The South one-half (S ½) of the East one-half (E ½) of Lot Seventy Four (74), Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1.