Recorded: 3/15/2024 at 9:50:47.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 582

INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet

Preparer Information: Peter H. Wessels, WESSELS & WIERMAN, P.C., 423 - 17th Street, Suite 102, Rock Island, IL 61201, Phone: 309-794-9400

Taxpayer Information: John E. Francois, 2055 Victor Avenue, Winthrop, IA 50682

Return Document To: Peter H. Wessels, WESSELS & WIERMAN, P.C., 423 - 17th Street, Suite 102, Rock Island, IL 61201

Grantors: Janice E. McCusker, Trustee of the Lois C. Francois Trust dated October 10, 2022

Grantees: John E. Francois and Elizabeth M. Francois, Co-Trustees of the John E. Francois Revocable Trust dated March 2, 2017

Legal Description: See Page 3

Document or instrument number of previously recorded documents: 2022-3062

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INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:

See Exhibit "A"

I, Janice E. McCusker, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1 I am the Trustee under the Lois C. Francois Trust dated October 10, 2022, to which the real estate described on Exhibit "A" was conveyed to the Trust by Lois C. Francois as Grantor of the Lois C. Francois Trust dated October 10, 2022, pursuant to a Deed in Trust recorded October 11, 2022, in the office of the Delaware County Recorder as Document No. 2022-3062.

2 I am the presently existing Trustee under the Trust and as such, I am authorized to sell, convey, and transfer real estate without any limitation or qualification whatsoever, free and clear of any adverse claims.

3 The Grantor of the Trust is not alive.

4 The Trust is irrevocable and none of the beneficiaries of the trust are deceased.

STATE OF IOWA, COUNTY OF Linn, ss:

Janice E. McCusker
Janice E. McCusker, Affiant

Signed and sworn to (or affirmed) before me on May 17th, 2023, by Janice E. McCusker.

Deborah A Hall
Signature of Notary Public

DEBORAH A HALL
Notarial Seal - Iowa
Commission Number 832724
My Commission Expires Jun 28, 2024

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EXHIBIT "A"

Lot Three (3) of Oak Way Extension, A Subdivision of part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Five (5), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, and Part of the Northwest Quarter (NW ¼) of Section Four (4), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, Delaware County, Iowa, according to the plat recorded in Book 4 Plats, Page 112.