Recorded: 2/24/2025 at 12:41:50.0 PM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.22
Combined Fee: $15.22
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 479

Prepared by Travis J. Schroeder, Simmons Perrine Moyer Bergman PLC
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

SPACE ABOVE THIS LINE FOR RECORDER

TRUSTEE'S AFFIDAVIT

RE: **An undivided one-half interest in and to:**
See Exhibit "A" attached hereto and incorporated herein by reference (page 2)

STATE OF IOWA, COUNTY OF LINN, ss:

I, **RAYMOND J. SCHLARMANN, JR.**, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the Successor Trustee under the Marlene M. Schlarmann Revocable Trust originally executed April 27, 1996 as Amended and Restated on June 19, 2023, to which the above-described real estate was conveyed to the trust by Warranty Deed recorded on May 29, 2009 in Book 2009 at Page 2138; Warranty Deed recorded on May 4, 2010 in Book 2010 at Page 1315; by Warranty Deed recorded on October 28, 2010 in Book 2010 at Page 3348; and by Sheriff's Deed recorded on September 21, 2012 in Book 2012 at Page 3188, all of the records of the Delaware County, Iowa, Recorder.

2. I am the presently existing sole trustee under the Trust and I am authorized to convey without any limitation or qualification whatsoever.

3. The Trust is in existence and I, as Successor Trustee, am authorized to transfer the interest in the real estate as described above free and clear of any adverse claims.

4. Marlene M. Schlarmann died on November 14, 2023, and the trust is now irrevocable.

5. Iowa Inheritance Tax is not due as a result of the death of Marlene M. Schlarmann.

6. Federal Inheritance Tax is not due as result of the death of Marlene M. Schlarmann.

Raymond J. Schlarmann Jr.
RAYMOND J. SCHLARMANN, JR.

Subscribed and Sworn to before me on February 10, 2025, by **RAYMOND J. SCHLARMANN, JR.**

TRAVIS SCHROEDER
NOTARIAL SEAL
IOWA
Commission Number 759742
My Commission Expires
August 25, 2027

Notary Public in and for said State
My Commission Expires:

EXHIBIT "A"
LEGAL DESCRIPTION

The South ½ of the NE ¼ of Section 20 and the SE ¼ of the NW ¼ of Section 21, all in Township 88 North, Range 3 West of the 5th P.M., Delaware County, Iowa;

AND

The South 1/8 of the SE ¼ of Section 15, Township 88 North, Range 3 West of the 5th P.M., Delaware County, Iowa;

AND

The North ½ of the NE ¼, EXCEPT the West 659 feet of the South 458 feet thereof; and The North ½ of the SE ¼ of the NE ¼ and the East ¾ of the SE ¼, all in Section 22, Township 88 North, Range 3 West of the 5th P.M.,

AND

The West ½ of the SW ¼ of Section 23, Township 88 North, Range 3 West of the 5th P.M., Delaware County, Iowa;

AND

Lot 10R a replat of the NW ¼ of the SE ¼ of Section 24, Township 88 North, Range 3 West of the 5th P.M., Delaware County, Iowa, EXCEPT the West 330.0 feet of the North 164.0 feet thereof, according to the plat included in Agreement recorded in Book P Misc, Page 142, of the records of the Delaware County, Iowa, Recorder.

Lot Six of the Plat of North Fork Farm Subdivision, a Subdivision of the East ½ of the SE ¼ and part of the SE ¼ of the NE ¼, Section 24, Township 88 North, Range 3 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 113;

AND

That part of the SW ¼ of the SE ¼ of Section 24, Township 88 North, Range 3 West of the 5th P.M., Delaware County, Iowa, lying East of the North Fork of the Maquoketa River;

AND

The South 600 feet of the NW ¼ of the NW ¼ of Section 17, Township 89 North, Range 3 West of the 5th P.M., Delaware County, Iowa.