Recorded: 2/26/2025 at 11:00:07.0 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: 2025 PG: 499

TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet

Preparer Information:
Jennifer Jaschen, 4817 University Avenue, Suite D, Cedar Falls, IA 50613 (319-553-3400)

Taxpayer Information:
David L. Steinbron and Julie M. Steinbron, 116 Delhi Road, Manchester, IA 52057

Return Document To:
David L. Steinbron and Julie M. Steinbron, 116 Delhi Road, Manchester, IA 52057

Grantors:
Brian K. Cassman, Trustee under the provisions of a Trust Agreement created by Phyllis A. Cassman and dated the 11th day of April 2012

Grantees:
David L. Steinbron and Julie M. Steinbron

Legal Description: See Attachment

Document or instrument number of previously recorded documents:

TRUSTEE'S AFFIDAVIT

RE: See attached Exhibit "A".

STATE OF **IOWA,** COUNTY OF Delaware, ss:

I, Brian K. Cassman, being first duly sworn (or affirmed) under oath, state of my own personal knowledge that:

1. I am the trustee under the provisions of a Trust Agreement created by Phyllis A. Cassman and dated the 11th day of April 2012, to which title in the above-described real estate was conveyed pursuant to an instrument dated 4/11/2012, filed 4/18/2012, and recorded as BK 2012, Pg 1281 in the office of the Delaware County Recorder.

2. I am the presently existing trustee under the Trust, and I am authorized to transfer the real estate without any limitation or qualification whatsoever.

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

4. The grantor of the Trust is NOT alive.
   a. Form 706, United States Estate Tax return, IS NOT required to be filed as a result of the death of the Grantor.
   b. An Iowa inheritance tax return is not required to be filed pursuant to section 450.22 subsections 2 and 3.

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

Brian K. Cassman

Brian K. Cassman, Affiant

STATE OF IOWA, COUNTY OF Delaware:

This record was acknowledged before me on February 21, 2025, by Brian K. Cassman.

Patricia Coleman

Signature of Notary Public

PATRICIA COLEMAN
Commission Number 719121
My Comm. Exp. 10/18/2026

Exhibit "A"

Lots One (1), Two (2), and Three (3) of FAH Sub-Division of Lot Eleven (11) in Facorah Addition to Manchester, Iowa, according to plat recorded in Book 2 Plats, Page 84, except the East thirty five (35) feet of said Lot Three (3) and also except that part of Lot One (1) described as beginning at the Northwesterly corner of Lot Nine (9) of Facorah Addition to Manchester, Iowa, which said corner abuts on the South right-of-way line of the Illinois Central Railroad, thence Southeasterly along the Northeasterly line of said Lot Nine (9) a distance of seventy and eight-tenths (70.8) feet to the Northeasterly corner of said Lot Nine (9), thence Northeasterly on an extension of the Easterly line of said Lot Nine (9) to the South line of the Illinois Central Railroad, thence West along the South line of the Illinois Central Railroad to the point of beginning; also all that portion of vacated FAH Street described as commencing at the Northwest corner of Lot Ten (10) of said FAH Sub-Division, thence North 0° 34' West fifty (50) feet, thence in a Westerly direction along the South line of Lots One (1) and Two (2) of said FAH Sub-Division to the Northeast corner of Lot Seven (7) of said Facorah Addition, thence in a Southwesterly direction along the East line of said Lot Seven (7) a distance of one hundred twenty five (125) feet to the Southeast corner of said Lot Seven (7), thence Southeasterly along the Northern boundary of Delhi Road a distance of sixty (60) feet to the Southwest corner of Lot Six (6) of said Facorah Addition, thence Northeasterly along the Western boundary of said Lot Six (6) a distance of one hundred eight and two-tenths (108.2) feet, thence East along the Northern most boundary of said Lot Six (6) a distance of thirty one (31) feet to the point of beginning; also that part of vacated FAH Street described as commencing at the Northwest corner of Lot Ten (10) of said FAH Sub-Division, thence North 0° 34' West fifty (50) feet, thence North 89° 44' East one hundred forty eight and fifteen hundredths (148.15) feet, thence South 0° 34' East fifty (50) feet, thence South 89° 44' West one hundred forty eight and fifteen hundredths (148.15) feet to the point of beginning; except the North thirty (30) feet of vacated FAH Street abutting the East thirty five (35) feet of Lot Three (3) of said FAH Sub-Division, except the North thirty (30) feet of vacated FAH Street abutting the West forty four and twenty five hundredths (44.25) feet of Lot Four (4) of said FAH Sub-Division, and also except that part of vacated FAH Street described as commencing at the Northwest corner of Lot Ten (10) of said FAH Sub-Division, thence North 0° 34' West twenty (20) feet, thence North 89° 44' East one hundred forty eight and fifteen hundredths (148.15) feet, thence South 0° 34' East twenty (20) feet, thence South 89° 44' West one hundred forty eight and fifteen hundredths (148.15) feet along the North line of said Lot Ten (10) to the point of beginning.