Recorded: 3/7/2025 at 9:27:43.0 AM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 588

INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet

Preparer Information: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926

Taxpayer Information: Maria Elgin, 272 Meadow Brook Trail., Manchester, IA 52057

Return Document To: Maria Elgin, 272 Meadow Brook Trail., Manchester, IA 52057

Grantors: An undivided one-half interest to Bruce I. Schneider and Margie L. Schneider, Co-Trustees of Bruce I. Schneider Revocable Trust Agreement dated October 4, 2024, and an undivided one-half interest to Margie L. Schneider and Bruce I. Schneider, Co-Trustees of Margie L. Schneider Revocable Trust Agreement dated October 4, 2024
Grantees: Maria Elgin

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

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INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lot Twenty (20) of Meadow Brook Trail Addition No. 3 A Subdivision Of Lot 1 And Lot 16 Of Block 3 Of Meadow Brook Trail Addition SE 1/4 - SE 1/4, Sec. 28, T89N, R5W Of The 5th P.M., City Of Manchester, Delaware County, Iowa, according to plat recorded in Book 2022, Page 2851

STATE OF IOWA, COUNTY OF Dubuque, ss:

We, Bruce I. Schneider & Margie L. Schneider, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1 We are the co-trustee under the Bruce I. Schneider Revocable Trust Agreement dated October 4, 2024, and the Margie I. Schneider Revocable Trust Agreement dated October 4, 2024, to which the above-described real estate was conveyed to the co-trustees by Bruce I. Schneider & Margie L. Schneider, Husband and Wife, pursuant to an instrument recorded October 24, 2024, in the office of the Delaware County Recorder in 2024-2689.

2 We are the presently existing co-trustees under the Trust and we are authorized to sign any and all real estate documents for the sale of the property referred to above without any limitation or qualification whatsoever

3 The Trust is 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 grantor of the trust is alive.

5 Form 706, United States Estate Tax return, **IS NOT** required to be filed as a result of the death of the Grantor.

6 An Iowa inheritance tax return is not required to be filed pursuant to section 450.22 subsection 2 and 3.

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

Bruce I. Schneider, Affiant

Margie L. Schneider, Affiant

Signed and sworn to (or affirmed) before me on February 11, 2025, by Bruce I. Schneider & Margie L. Schneider.

Susan K Meyer
State of Iowa
Notary Public
Commission No. 798639
My Commission Expires 08/29/2025

Signature of Notary Public

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