Recorded: 3/12/2025 at 2:59:36.0 PM
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: 630

INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet

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

Taxpayer Information: The 909, L.L.C., 1611 180th St., Manchester, IA 52057

Return Document To: The 909, L.L.C., 1611 180th St., Manchester, IA 52057

Grantors: Hertha S. Gordon as Trustee of the Mary A. Lorenz Revocable Trust Dated July 20, 2017.

Grantees: The 909, L.L.C.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

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INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lot Five Hundred Nine (509), and the South Twenty (20) feet of Lot Four Hundred Seventy Eight (478), and the South twenty (20) feet of the East fourteen (14) feet of Lot Four Hundred Seventy Nine (479), and the East fourteen (14) feet of Lot Five Hundred Eight (508), all in the City of Manchester, Iowa, according to plat recorded in Book I L.D., Pages 284-285; also the vacated alley lying between the above described real estate.

STATE OF ~~IOWA~~ Illinois, COUNTY OF DuPage, ss:

I, Hertha S. Gordon, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1 I am the trustee under the Mary A. Lorenz Revocable Trust as to an undivided one-half interest to which the above-described real estate was conveyed to the trustee by Mary A. Lorenz, a single person a/k/a Mary A. Arends a/k/a Mary A. Arends Lorenz a/k/a Mary Ann Arends Lorenz, pursuant to an instrument recorded July 21, 2017, in the office of the Delaware County Recorder in Book 2017 Page 2005.

2 I am the presently existing trustee under the Trust and I am 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 I, as trustee, am 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 not 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.

Hertha S. Gordon, Affiant

Signed and sworn to (or affirmed) before me on March 7, 2025, by Hertha S. Gordon.

AMY SULLIVAN
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Jun 25, 2025

Signature of Notary Public

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