Recorded: 3/27/2025 at 7:56:56.0 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: 759

Prepared by: Jessica A. Doro, Bradley & Riley PC, P.O. Box 2804, Cedar Rapids, IA 52406-2804;319-363-0101
Return to:
Address tax statement:

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: **Unit 1 in Condominium 1 and the undivided interest in the Common Area appurtenant to said Unit, in Chestnut Village Condominiums, according to Declaration Of Submissions Of Property To Horizontal Property Regime For Chestnut Village Condominiums, recorded in Book 2020, Page 1139; same being located on Lots Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16), Block Seven (7), F.A. Densmore's Second Addition to Edgewood, Iowa, according to plat recorded in Book 1 Plats, Page 113, and plat recorded in Book 2020, Page 118**

STATE OF IOWA, COUNTY OF Dubuque, ss:

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

1. I am the Trustee of the D. Hamilton Family Trust, to which a life estate in the above-described real estate was conveyed by a Warranty Deed dated May 10, 2022, and filed for record on May 11, 2022 at Book 2022, Page 1509 in the records of the Delaware County, Iowa, Recorder.

2. I am the Trustee under the Trust and pursuant to the terms of the Trust, I am authorized to convey the real estate described above by Trustee Warranty Deed to Edgewood Convalescent Home, Inc., without any limitation or qualification whatsoever.

3. The Trust is in existence and the Trustee is authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.

4 The Trust is irrevocable. The Settlor of the Trust, DONALD E. HAMILTON, died on November 26, 2021. There was no federal estate tax or Iowa inheritance tax due as a result of

the death of DONALD E. HAMILTON. No federal estate tax return or Iowa inheritance tax return was required, nor filed, as the result of DONALD E. HAMILTON's death.

Dated: March 25th, 2025.

Ruth E. Hamilton
RUTH E. HAMILTON, Affiant

Signed and sworn to (or affirmed) before me on March 25, 2025 by RUTH E. HAMILTON.

CAROLYN DAVIS
Commission Number 833618
My Commission Expires
August 9, 2022

Carolyn Davis
Notary Public in and for the State