Recorded: 3/31/2025 at 12:31:43.0 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: 793

INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet

Preparer Information: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Tel: 563-875-9112

Taxpayer Information: Cassandra Ries, 408 East Morrison Street, Edgewood, IA 52042

Return Document To: Cassandra Ries, 408 East Morrison Street, Edgewood, IA 52042

Grantors: Julie Krogmann as trustee of the Mary C. Kelchen Irrevocable Trust

Grantees: Cassandra Ries

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lots Twelve (12), Thirteen (13) and Fourteen (14), Block One (1), Minkler's Addition to Edgewood, Iowa, according to plat recorded in Book 1 Plats, Page 52

STATE OF IOWA, COUNTY OF DUBUQUE, ss:

I, Julie Krogmann, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1 I am the trustee under the Mary C. Kelchen Irrevocable Trust dated June 14, 2022, to which the above-described real estate was conveyed to the trustee by Mary C. Kelchen, pursuant to an instrument recorded June 14, 2024, in the office of the Delaware County Recorder in Book 2022, Page 1844.

2 I am the presently existing trustee under the Trust and I am authorized to transfer the above-described real estate to Cassandra Ries 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.

Julie Krogmann Trustee
Julie Krogmann, Affiant

Signed and sworn to (or affirmed) before me on 3-27-25, by Julie Krogmann.

Laurie A. Wiskus
Signature of Notary Public

NOTARIAL SEAL IOWA
LAURIE A. WISKUS
Commission Number 742053
My Commission Expires
8-2-2027

©The Iowa State Bar Association 2025
IowaDocs®