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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

# INDIVIDUAL TRUSTEE'S AFFIDAVIT
## Recorder's Cover Sheet

**Preparer Information:** Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

**Taxpayer Information:** David L. Fahey and Kristen M. Fahey, 1771 Golf Course Blvd., Lot 13, Independence, Iowa 50644

**Return Document To:** David L. Fahey and Kristen M. Fahey, 1771 Golf Course Blvd., Lot 13, Independence, Iowa 50644

**Grantors:** Ann L. Schulte as trustee of Ann L. Schulte Trust Agreement executed March 22, 2011, as may be amended

**Grantees:** David L. Fahey and Kristen M. Fahey

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

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# INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lots Twenty Five (25) and Twenty Six (26) of 'Oak Valley Subdivision' A Subdivision of Parcel 'J' Being Part Of The Fractional Northwest Quarter Of The Northwest Quarter (Frl. NW1/4-NW1/4) And Part Of The Fractional Southwest Quarter Of The Northwest Quarter (Frl. SW1/4-NW1/4) Of Section 19, Township 89 North, Range 5 West Of The 5th P.M.; And A Subdivision Of Parcel 'D' Being Part Of The Northeast Quarter Of The Northeast Quarter (NE1/4-NE1/4) Of Section 24, Township 89 North, Range 6 West of the 5th P.M.; All In Delaware County, Iowa, according to Amended Final Plat recorded in Book 2020, Page 3080.

STATE OF IOWA, COUNTY OF DELAWARE, ss:

I, Ann L. Schulte, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1 I am the trustee under the Ann L. Schulte Trust Agreement executed March 22, 2011, as may be amended, to which the above-described real estate was conveyed to the trustee by Daniel A. Schulte and Ann L. Schulte, pursuant to a Special Warranty Deed recorded March 29, 2011, in the office of the Delaware County Recorder in Book 2011, Page 1074.

2 I am the presently existing trustee under the Trust and I am authorized to transfer the above described real estate to David L. Fahey and Kristen M. Fahey 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 alive.

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

Ann L. Schulte, Affiant

Signed and sworn to (or affirmed) before me on April 1, 2025, by Ann L. Schulte.

Signature of Notary Public

NOTARIAL SEAL IOWA
JANE E. HANSON
Commission Number 791553
My Commission Expires
August 12, 2027