Anton Anderson
Coach Light Ct.
Manchester IA
52057

219-3307
DELAWARE COUNTY IOWA
FILED
'96 MAY 14 PM 3:01
18 PAGE 276
[illegible] PEYTON
DELAWARE CO. RECORDER
$6.00

Prepared by Gerald M. Stambaugh, 10 N. Washington Ave., Suite 300, P.O. Box 1567, Mason City, Iowa 50402-1567 (515-423-5154)

TRUSTEE'S AFFIDAVIT

REGARDING LOT (2) OF THE SUBDIVISION OF PART OF LOT EIGHTEEN (18), IOWA LAND COMPANY'S ADDITION TO MANCHESTER, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2 PLATS, PAGE 127, ALSO DESCRIBED AS THE NORTH 40.67 FEET OF THE SOUTH 104.67 FEET OF THE EAST 82.5 FEET OF SAID LOT EIGHTEEN (18), EXCEPT THE EAST 7.5 FEET THEREOF, IN DELAWARE COUNTY, IOWA

STATE OF IOWA, COUNTY OF Delaware) SS:

I, Ben E. Ryan, being first duly sworn and under oath, state of my own knowledge that:

1. I am the Trustee of The Ryan Family Trust. The above described real estate was conveyed to the Trustee by Carol A. Crowley, Terrance J. Crowley, Marie T. Hunt, Bill J. Hunt, Rita J. Engler, Robert M. J. Engler, Ellen Covington, and Daniel P. Covington pursuant to a Warranty Deed dated September 20, 1994 and recorded September 29, 1994 in Book 53 at Page 387 in the office of the Delaware County Recorder.

2. I am the existing Trustee under the Trust and I am authorized to convey the above described real estate by Warranty Deed to Anton L. Anderson and Olive H. Anderson without any limitation or qualification whatsoever.

   As Trustee, I have the authority to convey such real estate without requiring the approval of the court or any other person.

3. The Trust is revocable. All grantors to the Trust and all beneficiaries of the Trust are alive. The Trust is in existence and I as Trustee am authorized to transfer all interest in the real estate as described above, free and clear of any adverse claims.

Ben E. Ryan, Trustee

Sworn to and subscribed before me by the said Ben E. Ryan aka Ben R. Ryan, Trustee, this 14th day of May, 1996.

Carol A. Cooper
Notary Public in and for said State
Carol A. Cooper

Iowa

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