THE IOWA STATE BAR ASSOCIATION
Official Form No. 113

08095 WILLIAM D. WERGER
HANSON & WERGER

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FMTA Realty

245-569
DELAWARE COUNTY IOWA
FILED
AUG 1 PM 3 47
18 PAGE 320
[illegible] PEYTON
[illegible] RECORDER
$6.00

Preparer Information: Thomas J. Hanson (Individual's Name) | 401 E. Main St. (Street Address) | Manchester (City) | 319-927-5920 (Phone)

SPACE ABOVE THIS LINE FOR RECORDER

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:

Lot Twenty Nine (29) of Nelson's Subdivision of part of the North one-half (N½) of the South one-half (S½) of Section 20, Township 89 North, Range 5, West of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Pages 2-5.

State of Iowa County of Delaware ss:

We, Elmer Arnold Nelson and Virginia Gwendolyn Nelson, being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

1. We are the trustees under the Trust dated October 3, 19 91, to which the above-described real estate was conveyed to the trustees by Elmer Arnold Nelson & Virginia Gwendolyn Nelson, pursuant to an instrument recorded the 14th day of October, 19 91, in the office of the Delaware County Recorder in Book 50, T.L.D., Page 419 (insert recording data).

2. We are the presently existing trustees under the Trust and are authorized to convey the above described real estate

(describe the transfer to be made by the trustee to the bona fide purchaser), without any limitation or qualification whatsoever.

3. The Trust is in existence and we, as trustees, are 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.

Virginia Gwendolyn Nelson
Virginia Gwendolyn Nelson

Elmer Arnold Nelson
Elmer Arnold Nelson Affiant

Sworn to (or affirmed) and subscribed before me by Elmer Arnold Nelson & Virginia Gwendolyn Nelson on this 1st day of August, 19 96.

Teresa J. Greve
Notary Public in and for said State

TERESA J. GREVE
MY COMMISSION EXPIRES
02-19-99

DATE 8-1-96 BOOK 18 PAGE 320

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