THE IOWA STATE BAR ASSOCIATION Official Form No. 113	005563	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

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Preparer Information (X) David C. Tracey (Individual's Name) | 105 N. Franklin St. (Street Address) | Manchester (City) | 319/927-4925 (Phone)

SPACE ABOVE THIS LINE FOR RECORDER

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Parcel C and Parcel D in the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section Twenty Five (25), Township Eighty Nine (89) North, Range Six (6) West of the Fifth P.M., Delaware County, Iowa;

State of IOWA County of DELAWARE ss:

I, George M. Knipp and Mary M. Knipp, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated December 3, 1991, to which the above-described real estate was conveyed to the trustee by George M. Knipp and Mary M. Knipp, pursuant to an instrument recorded the 13th day of March, 1992, in the office of the Delaware County Recorder in Manchester, Iowa (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to transfer by Warranty Deed to James W. Hill and Eva E. Hill

(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 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.

George M. Knipp, Affiant

Mary M. Knipp, Affiant

Sworn to (or affirmed) and subscribed before me by George M. Knipp & Mary M. Knipp on this 5th day of November, 1997.

Lila Luensmann

Notary Public in and for said State

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