Barb Wolfgram
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DELAWARE COUNTY IOWA
FILED
1998 JL 10 PM 4:25
BOOK 19 PAGE 240
DEBORAH L. FRYTON
DELAWARE CO. RECORDER
11.00

Thomas J. Hanson 401 East Main Street Manchester 927-5920

Affidavit In Re

Lots Twenty (20), Twenty One (21) and Twenty Two (22) of Nelson's Subdivision to Manchester, Iowa, according to plat recorded in Book 4 Plats, Pages 2-5.

STATE OF IOWA )
) ss:
COUNTY OF DELAWARE )

I, Virginia Gwendolyn Nelson, being first duly sworn and under oath state of my own personal knowledge that:

1. I am the Trustee of the Virginia Gwendolyn Nelson Trust established October 3, 1991, to which an undivided one-half interest to the above described real estate was conveyed to the Trustee by Elmer Arnold Nelson and Virginia Gwendolyn Nelson, pursuant to an instrument recorded on the 14th day of October, 1991, in Book 50, T.L.D., Page 419 of the records in the Office of the Delaware County Recorder in Manchester, Iowa.

2. That further, I am the Successor Trustee of the Elmer Arnold Nelson Trust established October 3, 1991, to which an undivided one-half interest in the above described real estate was conveyed to the Trustee by Elmer Arnold Nelson and Virginia Gwendolyn Nelson, pursuant to an instrument recorded on the 14th day of October, 1991, in Book 50, T.L.D., Page 419 of the records in the Office of the Delaware County Recorder in Manchester, Iowa. That Elmer Arnold Nelson died on September 19, 1996, and pursuant to the Trust instrument the undersigned is named as Successor Trustee in the event of the death of the said Elmer Arnold Nelson.

DATE 2-10-98 BOOK 19 PAGE 240

3. I am the presently existing Successor Trustee under the Elmer Arnold Nelson Trust and the presently existing Trustee under the Virginia Gwendolyn Nelson Trust and I am authorized to convey the herein described real estate without limitation or qualification whatsoever.

4. The above mentioned Trusts are in existence and I as Successor Trustee and Trustee am authorized to transfer the interests in the real estate described herein, free and clear of any adverse claims.

Virginia Gwendolyn Nelson

Virginia Gwendolyn Nelson
Trustee of the Virginia Gwendolyn Nelson Trust and Successor Trustee of the Elmer Arnold Nelson Trust

Subscribed and sworn to before me this 9 day of July, 1998.

Jill A. Mack

Notary Public in & for the State of Iowa

NOTARIAL SEAL IOWA

JILL A. MACK
MY COMMISSION EXPIRES
10-22-2000