THE IOWA STATE BAR ASSOCIATION
Official Form No. 113

Mark A. Roeder ISBA # 8195

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DELAWARE COUNTY, IOWA
FILED
1999 JL 12 PM 3:17
BOOK PAGE
DEBORAH L. FRYTON
DELAWARE CO. RECORDER
#6.00
1999 page 2496

DIANE BAUMGARTNER
1204 AVE.
DUNDEE, IA. 52038

Preparer Information: Mark A. Roeder, 223 West Main St., Suite 1, Manchester, (319) 927-2782
Individual's Name | Street Address | City | Phone

SPACE ABOVE THIS LINE FOR RECORDER

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lot One (1), Block One (1), Seward's Addition to Dundee, Iowa, according to plat recorded in Book 1 Plats, Pages 109-110.

State of IOWA County of DELAWARE ss:

I, Rodney G. Baumgartner, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated November 22, 19 93, to which the above-described real estate was conveyed to the trustee by Rodney G. Baumgartner DLG, pursuant to an instrument recorded the 29th day of November, 19 93, in the office of the Delaware County Recorder in Book 53, T.L.D., Page 104 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to sell the property to Francis K. Porter under a Warranty Deed

(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.

Rodney G. Baumgartner RGB Trust
Rodney G. Baumgartner Affiant

DEBORAH D. ROLLINS NOTARIAL SEAL IOWA

Sworn to (or affirmed) and subscribed before me by Rodney G. Baumgartner on this 12th day of July July, 19 99.

Deborah D. Rollins
10-10-00
Notary Public in and for said State

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