THE IOWA STATE BAR ASSOCIATION Official Form No. 113	Max H. Buck ISBA # MA0000718	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

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DELAWARE COUNTY IOWA
FILED
2000 JN 20 PM 2:0[illegible]
BOOK 206 PAGE 196
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
6.00

Preparer Information Max H. Buck, 102 E. Church Street, Marshalltown, IA, (515) 752-4507
Individual's Name | Street Address | City | Phone

SPACE ABOVE THIS LINE FOR RECORDER

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:

The North Half of Lot Thirty, A.R. Loomis Addition to Manchester, Iowa. According to plat recorded in Book 15 L.D., Page 410.

State of IOWA County of MARSHALL ss:

I, Hazel E. Phelps, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated December 26, 1990, to which the above-described real estate was conveyed to the trustee by Hazel E. Phelps, pursuant to an instrument recorded the 16th day of July, 1993, in the office of the Delaware County Recorder in Book 50, T.L.D., Page 128 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to sell, convey, and transfer the above described real estate by 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.

Hazel E. Phelps
Hazel E. Phelps, Affiant

Sworn to (or affirmed) and subscribed before me by Hazel E. Phelps on this 6th day of March, 2000.

Max H. Buck
Notary Public in and for said State