THE IOWA STATE BAR ASSOCIATION
Official Form No. 113

ISBA #5564

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DELAWARE COUNTY IOWA
FILED
2001 MR -5 PM 12: 54
BOOK 1000 PAGE 200
DEBORAH L. PEYTON
DELAWARE CO RECORDER
$ 0.00

Preparer Information: Mary Lou Tracey (Individual's Name) | 105 N. Franklin St. (Street Address) | Manchester, IA (City) | 319/927-4925 (Phone)

SPACE ABOVE THIS LINE FOR RECORDER

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: That part of the E½ of the NW¼ of Section 10, Township 89 North, Range 6, West of the 5th P.M., described as commencing at the NW corner of said Section 10, thence North 90°00'00" East along the North line of said Section 1303.91 feet to the point of beginning, thence continuing North 90°00'00" East 650 feet, thence South 02°25'30" East 370 feet, thence North 90°00'00" West 650 feet to the East line of the W½ of said NW¼, thence North 02°25'30" West along said East line 370 feet to the point of begining. The North line of the NW¼ of said Section 10 is assumed to bear North 90°00'00" East.

State of IOWA County of DELAWARE ss:

I, Gerald R. Becker, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated May 16, 1987, to which the above-described real estate was conveyed to the trustee by Julie Ann Wilson & James Gordon Wilson, pursuant to an instrument recorded the 12th day of November, 1993, in the office of the Delaware County Recorder in Book 132, Page 129 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to convey the same to Terrance E. Gaffney and Nancy C. Gaffney

(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.

Gerald R. Becker
Gerald R. Becker — Affiant

Sworn to (or affirmed) and subscribed before me by Gerald R. Becker on this 5th day of March, 2001.

Mary Lou Tracey
Mary Lou Tracey
Notary Public in and for said State

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