THE IOWA STATE BAR ASSOCIATION
Official Form No. 113

ISBA #

FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

DELAWARE COUNTY IOWA
FILED
2001 MR 15 AM 10: 08
BOOK 100
PAGE 898
DEBORAH L. FEYTON
DELAWARE CO. RECORDER

CHG 10.00

Preparer Information: Tom Jenk (Individual's Name) | 225 First Avenue E (Street Address) | Dyersville (City) | 319-875-9112 (Phone)

SPACE ABOVE THIS LINE FOR RECORDER

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:

The Southeast Quarter of the Southwest Quarter and West sixty (60) acres of West ONe-half of South East Quarter of Section Thirty Three (33), Township Eighty Nine (89) North, Range Three (3), West of the Fifth P.M.

State of IOWA County of DUBUQUE ss:

I, John H. Bell, being first duly sworn ~~(or affirmed)~~ under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated April 28th, 1994, to which the above-described real estate was conveyed to the trustee by John Bell aka John H. Bell & Marian Bell, pursuant to an instrument recorded the 29th day of April, 1994, in the office of the Delaware County Recorder in Book 133, Page 78 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to execute said Trustee's Warranty Deed in consummation of Real Estate Contract to Ernest J. Wessels and Gladys R. Wessels (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.

John H. Bell — Affiant

Sworn to ~~(or affirmed)~~ and subscribed before me by John H. Bell on this 28th day of February, 2001.

NOTARIAL SEAL IOWA — TOM JENK MY COMMISSION EXPIRES SEPTEMBER 15, 2003

Tom Jenk
Notary Public in and for said State