THE IOWA STATE BAR ASSOCIATION Official Form No. 113	Thomas J. Hanson ISBA # 02110	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Benjamin Page
1208 N. 4th St
Manchester, IA

DELAWARE COUNTY IOWA
FILED
2001 DEC 17 AM 9:54
BOOK 2001 PAGE 4573
DEBRA A. PETTON
DELAWARE CO. RECORDER
6.00

Preparer Information Thomas J. Hanson, 401 East Main Street, Manchester, (563) 927-5920
Individual's Name | Street Address | City | Phone

SPACE ABOVE THIS LINE FOR RECORDER

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The North seventy seven (77.0) feet of the East one hundred thirty two (132.0) feet of Lot Seventy Three (73) of Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1

State of IOWA County of DELAWARE ss:

I, Leonard D. Mosher & Alberta M. Mosher, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated June 27, 1997, to which the above-described real estate was conveyed to the trustee by Leonard D. Mosher & Alberta M. Mosher, pursuant to an instrument recorded the 29th day of July, 1997, in the office of the Delaware County Recorder in Book 56, Page 83 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to transfer the interests in the real estate described herein, free and clear of any adverse claims and further, that as Trustee I have full authority to act in all matters involving the real estate described herein. (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.

X Leonard D. Mosher

Alberta M. Mosher

Leonard D. Mosher & Alberts M. Mosher Affiant

Sworn to (or affirmed) and subscribed before me by Leonard D. Mosher & Alberta M. Mosher on this 14th day of December, 2001.

THOMAS J. HANSON
COMMISSION # 115040
MY COMMISSION EXPIRES
9/22/02
IOWA

Thomas J. Hanson

Notary Public in and for said State

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