THE IOWA STATE BAR ASSOCIATION Official Form No. 113	Mark A. Roeder ISBA # 8195	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

DELAWARE COUNTY IOWA
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BOOK 2002
PAGE 1008
DEBORAH L. PEYTON
DELAWARE CO RECORDER

Preparer Information (X) Mark A. Roeder, 119 East Main Street, Manchester, (563) 927-2782
Individual's Name | Street Address | City | Phone

SPACE ABOVE THIS LINE FOR RECORDER

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The south Twelve feet of Lot Six (6), Block One (1), Wood and Woodruff's Addition to Dundee, Iowa, according to plat recorded in Book 1 Plats, Page 41.

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, 1993, to which the above-described real estate was conveyed to the trustee by Quit Claim Deed, pursuant to an instrument recorded the 29 day of November, 1993, in the office of the Delaware County Recorder in Manchester, Iowa (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to execute a Warranty Deed transferring the property to St. John's Evangelical Lutheran Church of Dundee, Iowa (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 — Affiant

Sworn to (or affirmed) and subscribed before me by Rodney G. Baumgartner on this 24th day of July, 2002.

MARK A. ROEDER
Commission Number 152361
My Comm. Exp. 7-20-04

Mark A. Roeder
Notary Public in and for said State

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