THE IOWA STATE BAR ASSOCIATION
Official Form No. 113

Tom Jenk ISBA # 02673

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

Farmers Savings Bank
Colesburg, IA

RECORDER FEE $ 6.00

DELAWARE COUNTY IOWA
FILED
2002 OCT 28 AM 11:27
BOOK 2002 PAGE 3697
DEBORAH L. PETTON
DELAWARE CO. RECORDER

Preparer Information Tom Jenk, 225-1st Avenue East, P.O. Box 304, Dyersville, Iowa 52040-0304, 19) 875-9112
Individual's Name | Street Address | City | Phone

SPACE ABOVE THIS LINE FOR RECORDER

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lot Nine (9), Block Two (2), Colesburg, Iowa, according to the Corrected and Amended Plat of the Incorporated Town of Colesburg, Iowa, recorded in Book 1 Plats, Page 73 to 86

State of IOWA County of DELAWARE ss:

We ~~I~~, Fredrick O. Phelps and Ellen L. Phelps, being first duly sworn (or affirmed) under oath, state of ~~my~~ our personal knowledge that:

1. ~~I am~~ We are the trustees under the Trust dated April 1, 1992, to which the above-described real estate was conveyed to the trustee by Fredrick O. Phelps and Ellen L. Phelps, pursuant to an instrument recorded the 25th day of May, 1995, in the office of the DELAWARE County Recorder in Manchester, Iowa (insert recording data).

2. ~~I am~~ We are the presently existing trustees under the Trust and I am authorized to consummate the Real Estate Contract entered into between the parties dated May 3, 1993, filed for record on May 6, 1993, and recorded in Book 52, T.L.D., Page 269.

(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~~ we as trustee, ~~am~~ are 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.

Fredrick O. Phelps
Fredrick O. Phelps

Ellen L. Phelps
Ellen L. Phelps Affiant

Sworn to (or affirmed) and subscribed before me by Fredrick O. Phelps and Ellen L. Phelps on this 2nd day of October, 2002.

NOTARIAL SEAL IOWA
JEANETTE K. THEIN
COMMISSION NUMBER 139384
My Comm. Exp. 5-1-04

Jeanette K. Thein
Notary Public in and for said State

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IOWADOCS ®