| 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
FILED
2003 JN 13 PM 3:51
BOOK 3 PAGE 2859
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
6.00

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:** Lots Six (6) and Seven (7) of Sands Woodland Addition of Part of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) and Part of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section Twenty (20), Township Eighty-Eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 189.

State of Iowa County of Delaware ss:

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

1. I am the trustee under the Trust dated March 19, 2002, to which the above-described real estate was conveyed to the trustee by John E. Sands and Lela B. Sands, husband and wife, pursuant to an instrument recorded the 13th day of June, 2002, in the office of the Delaware County Recorder in Book 2002, Page 2212 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to execute a warranty deed to convey the above property to Roxanna M. Drees.

(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 E Sands
John E. Sands Affiant

Sworn to (or affirmed) and subscribed before me by John E. Sands on this 11th day of June, 2003.

Andrea M. Schmidt
Notary Public in and for said State

ANDREA M. SCHMIDT
Commission Number 225632
My Comm. Exp. 11-19-05

© The Iowa State Bar Association 2001
IOWADOCS®