THE IOWA STATE BAR ASSOCIATION Official Form No. 113	Tom Jenk ISBA # 2673	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

DELAWARE COUNTY, IOWA
FILED
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BOOK 2004 PAGE 500
DEBORAH PEDDY
DELAWARE COUNTY RECORDER
10.00

Preparer Information (x)chq Tom Jenk, 225 First Avenue East, Dyersville, Iowa 52040, (563) 875-9112
Individual's Name | Street Address | City | Phone

SPACE ABOVE THIS LINE FOR RECORDER

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The West 117 acres of the Southwest Quarter (SW1/4) of Section 2, Township 88 North, Range 3 West of the 5th P.M., Delaware County, Iowa, subject to easements of record

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 28, 1994, to which the above-described real estate was conveyed to the trustee by John H. Bell, pursuant to an instrument recorded the 28th day of February, 1984, in the office of the Delaware County Recorder in Book 114, L.D., Page 275 (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 Karen M. Bell

(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 14th day of February, 2004.

TOM JENK
Commission Number 203901
My Comm. Exp. SEP 15, 2006

Tom Jenk
Notary Public in and for said State

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IOWADOCS ®