THE IOWA STATE BAR ASSOCIATION Official Form No. 113	John R. Aitken ISBA # 000091	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

CSB

DELAWARE COUNTY IOWA
FILED
2004 APR 13 PM 3:41
BOOK 2004 PAGE 1315
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
11.00

Preparer Information John R. Aitken, PC, 1019 Mound Street, Suite 302, Davenport, (563) 326-1389
Individual's Name | Street Address | City | Phone

SPACE ABOVE THIS LINE FOR RECORDER

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Parcel A and Parcel B, Part of the SW¼of the NW¼ of Sec 20, Twp 88 North, Range 5 W of the 5th P.M., Delaware County, according to plat recorded in Book 2000, page 3224.

State of California County of San Diego ss:

I, Sharmel Dawson-Tyau, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated March 1, 1998, to which the above-described real estate was conveyed to the trustee by Delaware County Sheriff, pursuant to an instrument recorded the 29th day of September, 2003, in the office of the Delaware County Recorder in Document #2003-4682 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to sell property commonly known as 1705 - 255th Street, Manchester, Iowa, to James J. Turnis pursuant to Counter Offer executed March 12, 2004,Asset No.0433100526

(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.

Affiant

Sworn to (or affirmed) and subscribed before me by SHARMEL DAWSON-TYAU on this 6 day of April, 04.

MICHELLE MOREY
COMM. # 1281216
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
COMM. EXP. OCT. 21, 2004

Notary Public in and for said State.

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