DELAWARE COUNTY IOWA
FILED
2004 JL -7 AM 9:42
BOOK 2004 PAGE 3506
DEBORAH L. PEYTON
DELAWARE CO RECORDER
17.00

(x) Generations Financial Group
809 W. 1st St
Cedar Falls IA
50613

PREPARER: Todd R. Buchanan, 111 N. Dodge Street, Algona, IA 50511 Ph.: (515) 295-3565

TRUSTEE'S AFFIDAVIT

RE: Lot Six (6) of the Subdivision of Lots Nineteen (19), Twenty (20), Twenty-three (23) and Part of Lot Eight (8), of the Subdivision of the North one-half (N½) of the Northeast Quarter (NE¼) of Section Twenty (20), Township Eighty-eight (88) North, Range Four (4), West of the Fifth Principal Meridian, Town of Delhi, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 30.

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

I, George R. Shearer, being first duly sworn and under oath, state of my personal knowledge that:

1. I am the acting Trustee of the Shearer Family Revocable Living Trust, Dated March 27, 1995.

2. A Grantor of the above-referenced Trust, Elizabeth F. Shearer, died on June 14, 2002, a resident of Delhi, Delaware County, Iowa.

3. No probate administration has been commenced and none is contemplated.

4. The above-described real estate was transferred by the decedent, Elizabeth F. Shearer, and her spouse, George R. Shearer, to the Shearer Family Revocable Living Trust, Dated March 27, 1995, by Warranty Deed recorded in the Delaware County Recorder's office.

5. The entire interest in the property described above was disclaimed by George R. Shearer for further administration in accordance with the provisions of the Trust for Property of Deceased Spouse (for the benefit of the surviving spouse), under Article 6 of the Trust. The property was then transferred by Warranty Deed to, George F. Shearer, as Trustee of that Trust.

6. No other beneficiary of the Trust is deceased.

7. All statutory matters pertaining to taxes have been complied with as evidenced by the Inheritance Tax Clearance issued by the Iowa Department of Revenue, a true and correct copy of which is attached hereto and by this reference incorporated herein. A true and correct copy of the Estate Tax Closing Letter is attached hereto and by this reference incorporated herein.

George R. Shearer

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 29 day of June, 2004 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he, as such fiduciary, executed the same as the voluntary act and deed of himself and of such fiduciary.

Jean A. Kuehl
Notary Public in and for
said County and State.

JEAN A. KUEHL
Commission Number 177773
My Commission Expires
1/27/07

TODD BUCHANAN
111 NORTH DODGE ST. BOX 617
ALGONA, IOWA 50511

IOWA DEPARTMENT OF REVENUE
DES MOINES, IOWA 50319

INHERITANCE/ESTATE TAX CLEARANCE

Date:	6/22/2004	Estate No.	659133
County:	DELAWARE	Probate No.	0
Estate of:	ELIZABETH F. SHEARER	Tax Paid:	$0

Upon examination of the return and the records now on file with the Department, it is certified that:

[ ] Iowa inheritance/estate tax has been paid in full [X] No inheritance/estate tax is due the State of Iowa

It should be noted, however, that inheritance/estate tax assessments may be issued to beneficiaries of the estate, within the statutory limitation periods set forth in Iowa Code § 450.94. and § 451.12

Wendell R. Dickey

60-087

SUPERVISOR, EXAMINATION SECTION

Internal Revenue Service
Cincinnati, OH 45999

Contact Person: Angelia Reed
Badge Number: 17-02599
Telephone: 1-866-699-4083
(Toll Free Number)

May 14, 2004

Estate Tax Closing Document
(Not a bill for tax due)

TODD R BUCHANAN
111 N DODGE
ALGONA IA 50511

Estate Name: ELIZABETH F SHEARER
Social Security Number: [redacted]
Date of Death: 06/14/2002

We have determined the following:

NET ESTATE TAX:	$	0.00
STATE DEATH TAX CREDIT:	$	0.00
GENERATION-SKIPPING TAX:	$	0.00

These figures do not include any interest and penalties that may be charged.

Please keep this document in your permanent records. You may need it to complete administration of the estate, such as: close probate proceedings, transfer title to property, and settle state taxes. Keep it with your cancelled check(s) to show that you have met the estate tax obligation. **Proof of payment in the amount shown above releases you of personal liability (IRC 2204). If the time for payment in the amount shown above is extended under section 6161, 6163, or 6166, personal liability is not released until full payment has been received.**

We will not reopen this return unless you notify us of changes to the return, or there is evidence of misrepresentation of a material fact, a clearly defined substantial error based upon an established Service position or a serious administrative omission. (See IRC 7121).

Susan Hansen

Field Director, Cincinnati Compliance Service Center