Tom Hanson

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DEBORAH L. PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

# Individual Trustee's Affidavit

**THE IOWA STATE BAR ASSOCIATION**
**Official Form No. 113**
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)
Carr & Carr Lawyers, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

**Taxpayer Information:** (Name and complete address)
William J. and Mary Ann Britt
114 W. Howard St., Manchester, IA 52057

**Return Document To:** (Name and complete address)
William J. and Mary Ann Britt
114 W. Howard St., Manchester, IA 52057

**Grantors:**
The Timmerman Family Trust

**Grantees:**
William J. Britt
Mary Ann Britt

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**

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# INDIVIDUAL TRUSTEE'S AFFIDAVIT

**RE:**
Lot Five (5) and the West six (6.0) feet of Lot Four (4), Block Four (4), Toogood & Bethel's Subdivision of the North part of Lot I in the Iowa Land Compnay's Subdivision to the Town of Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 9; same being a part of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian

State of Iowa County of Delaware ss:

I, Allan L. Timmerman, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated May 23, 1991, to which the above-described real estate was conveyed to the trustee by Court Officer Deed, pursuant to an instrument recorded the 8th day of September, 2004, in the office of the Delaware County Recorder in Book 2004, Page 3423 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to transfer the interest in the real estate described above

(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.

Allan L. Timmerman
Allan L. Timmerman Affiant

Signed and sworn to (or affirmed) before me on 28th day of July, 2005, by Allan L. Timmerman

E. MICHAEL CARR
Commission Number 222
My Commission Expires
December 10, 2007

E. Michael Carr, Notary Public

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