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DEBORAH L. PEYTON, RECORDER/REGISTRA
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)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Mark J Monaghan
2764 State Hwy 13
Ryan, Iowa 52330

Return Document To: (Name and complete address)
Mark J Monaghan
2764 State Hwy 13
Ryan, Iowa 52330

Grantors:
Bernard J. Monaghan-Trustee
Margaret M. Monaghan-Trustee

Grantees:
Mark J. Monaghan
Lisa J. Monaghan

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:
The West one-half of the Southwest fractional Quarter of Section Thirty One, Township Eighty Eight North, Range Five, West of the 5th P.M., except that part conveyed to the State of Iowa by Warranty Deed recorded in Book 95, L.D., Page 110.

State of Iowa County of Delaware ss:

I, Bernard J. Monaghan and Margaret M. Monaghan, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated February 12, 1993, to which the above-described real estate was conveyed to the trustee by Bernard J. Monaghan and Margaret M. Monaghan, pursuant to an instrument recorded the 12th day of February, 1993, in the office of the Delaware County Recorder in Book 131, Page 25 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to transfer the interests in the real estate described herein, free and clear of any adverse claims and further, that as Trustee I have full authority to act in all matters involving the real estate described herein.
(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.

x Bernard J Monaghan Margaret M. Monaghan
Bernard J. Monaghan and Margaret M. Monaghan Affiant

Signed and sworn to (or affirmed) before me on 17th day of November, 2005, by Bernard J. Monaghan and Margaret M. Monaghan.

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2007

D J Hanson
, Notary Public

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