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Document 2006 3188 Type 06 010 Pages 2
Date 8/30/2006 Time 10:33:52AM
Rec Amt $12.00

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)
Tom Jenk, 225 First Avenue East, Dyersville, Ia 52040, Phone: (563) 875-9112

Taxpayer Information: (Name and complete address)
Larry J. Bell and Karen M. Bell, 2257 320th Ave., Worthington, Iowa 52078

Return Document To: (Name and complete address)
Tom Jenk, 225 First Avenue East, Dyersville, Ia 52040, Phone: (563) 875-9112

Grantors:
John H. Bell Revocable Trust dated April 28, 1994

Grantees:
Larry J. Bell
Karen M. Bell

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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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

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:
Parcel B Part Of The Southwest Quarter (SW 1/4), Section Twenty-One (21), Township Eighty-Nine North (T89N), Range Three West (R3W) Of The Fifth Principal Meridian, Delaware County, Iowa, subject to easements of record
AS RECORDED IN BOOK 2006, PAGE 2591.

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 5th day of May, 1987, in the office of the Delaware County Recorder in Book 138, Page 63 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to execute said Trustee Special Warranty Deed in partial consummation of Real Estate Contract to Larry J. Bell and 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
John H. Bell Affiant

Signed and sworn to (or affirmed) before me on 24th day of August, 2006, by John H. Bell.

NOTARIAL SEAL IOWA
TOM JENK
Commission Number 203901
My Comm. Exp. SEP 15, 2009

Tom Jenk, Notary Public

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