Book 2007 Page 450

Document 2007 450 Type 06 010 Pages 2
Date 2/14/2007 Time 9:24:24AM
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)
Todd J. Locher, 202 2nd Ave. NW, Box 7, Farley, IA 52046, Phone: (563) 744-3359

**Taxpayer Information:** (Name and complete address)
D. J. Sullivan, 2064 180th St., Manchester, IA 52057

**Return Document To:** (Name and complete address)
Todd J. Locher, 202 2nd Ave. NW, Box 7, Farley, IA 52046, Phone: (563) 744-3359

**Grantors:**
The Elmer D. Baer Living Trust No. 1

**Grantees:**
Donald J. Sullivan
Carla Sullivan

**Legal description:** See Page 2

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

© The Iowa State Bar Association 2005
IOWADOCS®

# INDIVIDUAL TRUSTEE'S AFFIDAVIT

**RE:**
The East one hundred fifty (150) feet of the West nine hundred ninety (990) feet of the South three hundred forty five (345) feet of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty Seven (27), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M.

State of ILLINOIS County of TAZEWELL ss:

I, Shirlee J. Baer, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated December 20, 1991, to which the above-described real estate was conveyed to the trustee by Elmer D. Baer, pursuant to an instrument recorded the 2nd day of January, 1992, in the office of the Delaware County Recorder in Book 129, L.D., Page 20 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to sell the above described real estate to Donald J. Sullivan and Carla Sullivan. (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.

Shirlee J. Baer
Shirlee J. Baer Affiant

Signed and sworn to (or affirmed) before me on JAN 31, 2007, by Shirlee J. Baer.

OFFICIAL SEAL
THOMAS E. DAVIES
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10-23-2007

Thomas E. Davies
, Notary Public

© The Iowa State Bar Association 2005
IOWADOCS®