CSB

Book 2007 Page 2857

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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)
David C. Tracey, 105 N. Franklin St., P.O. Box 279, Manchester, IA 52057, Phone: (563) 927-4925

2007-2855
2007-2856

Taxpayer Information: (Name and complete address)
N/A

Return Document To: (Name and complete address)
Tracey & Tracey, 105 North Franklin Street, P.O. Box 279, Manchester, Iowa 52057

Grantors:
E & E Batterton Separate Trust

Grantees:
Mitchell V. Ryan
Jolene M. Ryan

Legal description: See Page ~~2~~ 3

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION
Official Form No. 113

FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Preparer Information: David C. Tracey (Individual's Name) | 105 N. Franklin St. (Street Address) | Manchester (City) | 563/927-4925 (Phone)

SPACE ABOVE THIS LINE FOR RECORDER

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: See Addendum attached hereto and by this reference made a part hereof.

State of ILLINOIS County of TAZEWELL ss:

I, Kevin Batterton, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated August 30, 1993, to which the above-described real estate was conveyed to the trustee by Declaration of Trust made 08/30/1983, (the "Trust") pursuant to an instrument recorded the 3rd day of December, 1993, in the office of the Delaware County Recorder in Book 132, L.D., Page 158 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to convey by Warranty Deed the interest of the Trust to Mitchell V. Ryan and Jolene M. Ryan

(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.

E & E Batterton Separate Trust
By _____, Trustee
Kevin Batterton, Trustee — Affiant

Sworn to (or affirmed) and subscribed before me by Kevin Batterton, as Trustee on this 13 day of August August, 2007.

OFFICIAL SEAL
MARCIA A. KAISER
Notary Public - State of Illinois
My Commission Expires Oct 01, 2010

Marcia A. Kaiser
Notary Public in and for said State

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Addendum

1. An undivided one half interest in and to:
The South Three-fourths (S 3/4ths) of the Southwest Quarter (SW¼) of Section Twenty-one (21), Township Ninety (90) North, Range Five (5), West of the Fifth P.M., Delaware County, Iowa, except the following tract: Commencing at the Southwest corner of said Section Twenty-one (21), thence North along the West line of said Section a distance of 2010 feet, thence East and parallel to the South line of said Section a distance of 904 feet, thence South 34°-10' West a distance of 560 feet, thence South and parallel to the West line of said Section a distance of 1543 feet, thence West along the South line of said Section, a distance of 592 feet to the point of beginning. [Containing 89.42 acres, more or less]

{In full satisfaction of the certain contract between the parties dated July 16, 2007, and filed for record July 19, 2007, in Book 2007, Page 2362]