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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)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

**Taxpayer Information:** (Name and complete address)
Beverly L. Schneider
125 Crescent Drive
Manchester, Iowa 52057

**Return Document To:** (Name and complete address)
Thomas J. Hanson
401 East Main Street
Manchester, Iowa 52057

**Grantors:**
Beverly L. Schneider

**Grantees:**
Beverly L. Schneider Declaration of Trust dated 5/31/2002

**Legal description:** See Page 2

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

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# INDIVIDUAL TRUSTEE'S AFFIDAVIT

**RE:**
Parcel BB part of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section Twenty Three (23), Township Eighty Eight (88) North, Range five (5), West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2009, Page 1228 of the records of the Delaware County Recorder.

State of Iowa County of Delaware ss:

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

1. I am the trustee under the Trust dated 5/31, 2002, to which the above-described real estate was conveyed to the trustee by Beverly L. Schneider as Trustee of the Junior R. Schneider *, pursuant to an instrument recorded the 12 day of January, 2009, in the office of the Delaware County Recorder in Book 2009, Page 138 (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.

* Declaration of Trust dated 5/31/2002

Beverly L. Schneider
Beverly L. Schneider Affiant

Signed and sworn to (or affirmed) before me on June 12, 2009, by Beverly L. Schneider.

Teresa J. Greve
COMMISSION NUMBER 142426
My Commission Expires
02-19-2011

Teresa J. Greve, Notary Public

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