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Date 8/31/2009 Time 2:45:12PM
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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)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Allen Hansen and Nichole Hansen, 105 South Church Street, Greeley, Iowa 52050

Return Document To: (Name and complete address)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Grantors:
Mary Jeanette Cooke
Mary Jeanette Cooke

Grantees:
Allen Hansen And Nichole Hansen

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:
The South one hundred ninety five (195.0) feet of Lot Twenty Two (22) of the Subdivision of all that part of the North one-half (N½) of the Northwest Quarter (NW¼) of Section Twenty Nine (29), Township Ninety (90) North, Range Four (4), West of the Fifth P.M. as lies West from the depot grounds of the Chicago, Milwaukee & St. Paul Railroad Company and not covered by Baker's First and Second Additions to Greeley, Iowa, according to plat recorded in Book 1 Plats, Page 44.
AND
Lot Seventeen (17) and Lot Twenty Two (22), except the South one hundred ninety five (195.0) feet of said Lot Twenty Two (22), in the Subdivision of all that part of the North one-half (N½) of the Northwest Quarter (NW¼) of Section Twenty Nine (29), Township Ninety (90) North, Range Four (4), West of the Fifth P.M., as lies West from the depot grounds of the Chicago, Milwaukee & St. Paul Railroad Company and not covered by Baker's First and Second Addition to Greeley, Iowa, according to plat recorded in Book 1 Plats, Page 44.

State of IOWA County of DELAWARE ss:

I, Mary Jeanette Cooke, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated March 6, 2003, to which the above-described real estate was conveyed to the trustee by Quit Claim Deed, pursuant to an instrument recorded the 22nd day of March, 2004, in the office of the Delaware County Recorder in Book 2004, Page 879 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to convey the above described real estate to Allen Hansen and Nichole Hansen

(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.

Mary Jeanette Cooke
Mary Jeanette Cooke Affiant

Signed and sworn to (or affirmed) before me on August 31, 2009, by Mary Jeanette Cooke.

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2010

Steven E. Carr, Notary Public

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