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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)
Ryan Philippson, 152 West Union Street, Manchester, IA 52057

Return Document To: (Name and complete address)
Ryan Philippson, 152 West Union Street, Manchester, IA 52057

Grantors:
George Knipp
Mary M. Knipp Trust

Grantees:
Ryan M. Philippson

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	Thomas J. Hanson	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:
Lots Five (5), Six (6), Seven (7) and Eight (8) of Knipp's First Subdivision of the South one-half (S1/2) of the Southwest Quarter (SW1/4) of Section Thirty Five (35), Township Eighty Nine (89) North, Range Six (6), West of the Fifth Principal Meridian, Delaware County, Iowa according to plat recorded in Book 3 Plats, Page 57.

State of IOWA County of DELAWARE ss:

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

1. I am the trustee under the Trust dated December 3, 1991, to which the above-described real estate was conveyed to the trustee by George M. Knipp and Mary M. Knipp, pursuant to an instrument recorded the 13th day of March, 1992, in the office of the Delaware County Recorder in Book 129, L.D., Page 144 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to transfer the above described real estate to Ryan Philippson (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.

Grantor Mary M. Knipp is alive. Grantor George M. Knipp is deceased.

4. The grantor of the trust is alive.

Mary M. Knipp serves as surviving Trustee.

5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

X Mary M Knipp
Mary M. Knipp Affiant

Signed and sworn to (or affirmed) before me on May 11, 2010, by Mary M. Knipp as Trustee.

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2010

, Notary Public

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