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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)
Larry D. Ryan, 6338 Quailridge Drive SW, Cedar Rapids, IA 52404

Return Document To: (Name and complete address)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone (563) 927-5920

Grantors:
Claude E. Ryan and Loretta I. Ryan Revocable Trust

Grantees:
Larry D. Ryan

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:
Parcel #1

Lot Six Hundred Forty Seven (647), Manchester, Iowa, and the West eighteen (18.0) feet of the vacated portion of First Street, which extends from the North line of West Marion Street, Manchester, Iowa, to the Maquoketa River in Manchester, Iowa.

Parcel #2

The Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), the Northeast Quarter (NE¼), the North one-half (N½) of the Southeast Quarter (SE¼), and the Southeast Quarter (SE¼) if the Southeast Quarter (SE¼), all in Section Twenty Seven (27), Township Ninety (90) North, Range Five (5), West of the Fifth P.M., in Delaware County, Iowa.

State of IOWA County of DELAWARE ss:

I, Larry D. Ryan, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated September 29, 1989, to which the above-described real estate was conveyed to the trustee by Claude E Ryan and Loretta I. Ryan, husband and wife, pursuant to an instrument recorded the 2nd day of October, 1989, in the office of the Delaware County Recorder in Book 49, T.L.D., Page 87; Book 125, L.D., Page 85 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to convey real estate to the beneficiaries of the trust.

(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 grantors are deceased and the undersigned is a sucessor trustee.
No federal estate tax or Iowa inheritance taxes due.

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

Larry D. Ryan, Affiant

Signed and sworn to (or affirmed) before me on 6-28-2010, by Larry D. Ryan.

DEBB WHITNEY
Commission Number 721123
MY COMMISSION EXPIRES
3-3-2012

Notary Public

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