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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:
James V. Graybill and Patricia A. Graybill, 122 Nelson Circle, Manchester, Iowa 52057

ENV **Return Document To:**
James V. Graybill and Patricia A. Graybill, 122 Nelson Circle, Manchester, Iowa 52057

Grantors:
Virginia Gwendolyn Nelson

Grantees:
James V. Graybill
Patricia A. Graybill

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lot Twenty Eight (28) of "Nelson's Subdivision to Manchester, Iowa", according to plat recorded in Book 4 Plats, Pages 2 – 5, except that part described as commencing at the Southwest corner of said Lot Twenty Eight (28), running thence North along the West line of said Lot Twenty Eight (28) one hundred ten and five-tenths (110.5) feet, thence Northeasterly to a point on the Easterly line of said Lot Twenty Eight (28) to a point which is equidistant between the Southeast corner of Lot Twenty Nine (29) and the Northwest corner of Lot Nineteen (19), running thence Southeasterly on the Easterly line of said Lot Twenty Eight (28) to the Northwest corner of Lot Nineteen (19), thence Southwesterly along the Southeasterly line of said Lot Twenty Eight (28) to the point of beginning.

STATE OF IOWA COUNTY OF DELAWARE ss:

I, Virginia Gwendolyn Nelson, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Elmer Arnold Nelson Trust dated October 3, 1991 and the Virginia Gwendolyn Nelson Trust dated October 3, 1991 to which the above-described real estate was conveyed to the trustee by Warranty Deed, pursuant to an instrument recorded the 24th day of October, 1991 in Book 51 T.L.D., Page 10.

2. I am the presently existing trustee under said Trusts and I am authorized to convey the above described real estate to James V. Graybill and Patricia A. Graybill without any limitation or qualification whatsoever.

3. The Trusts are in existence and I, as trustee, am authorized to transfer the interest in the real estate, free and clear of any adverse claims.

4. The grantors of the trust are either alive or have been deceased more than 10 years ago.

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

Virginia Gwendolyn Nelson
Virginia Gwendolyn Nelson, Affiant

Signed and sworn to (or affirmed) before me on 8/13/2010, by Virginia Gwendolyn Nelson.

Lloyd R. Deahl
Iowa Notarial Seal
Commission No. 738093
My commission expires 12-13-2011

Lloyd R Deahl
, Notary Public