FM Bank

Book 2011 Page 699

Document 2011 699 Type 06 010 Pages 2
Date 2/22/2011 Time 2:45:12PM
Rec Amt $14.00

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)
Matthew Breckenfelder, 909 New Street, Manchester, IA 52057

Return Document To: (Name and complete address)
Matthew Breckenfelder, 909 New Street, Manchester, IA 52057

Grantors:
Shirley J. Curtis - Trustee

Grantees: L.
Matthew X Breckenfelder
Sara J. Breckenfelder

Legal description: See Page 2

Document or instrument number of previously recorded documents:

© The Iowa State Bar Association 2005
IOWADOCS®

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:
Lot 10, Block 5, Sheldon and Harris Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Pages 97-98.

State of Iowa County of Delaware ss:

I, Shirley J. Curtis, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated May 11, 1990, to which the above-described real estate was conveyed to the trustee by Merlyn W. Curtis and Shirley J. Curtis, husband and wife, pursuant to an instrument recorded the 7th day of May, 2009, in the office of the Delaware County Recorder in Book 2009, Page 1855 (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 Matthew L. and Sara J. Breckenfelder in fulfillment of a real estate contract

(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. Merlyn W. Curtis is deceased. I am the sole successor trustee. No federal estate tax is due.

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

Shirley J. Curtis
Shirley J. Curtis Affiant

Signed and sworn to (or affirmed) before me on February 11, 2011, by Shirley J. Curtis.

Teresa J. Greve
COMMISSION NUMBER 142426
My Commission Expires
02-19-2014

Teresa J. Greve, Notary Public

© The Iowa State Bar Association 2005
IOWADOCS®