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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

CSB

Individual Trustee's Affidavit

THE IOWA STATE BAR ASSOCIATION
Official Form No. 113

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

E. Michael Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)

Doug Vaske, 1599 180th Street, Manchester, Iowa 52057

Return Document To: (Name and complete address)

Doug Vaske, 1599 180th Street, Manchester, Iowa 52057

Grantors:

LaRae A. Koopman, trustee of Kenneth A. Hilby Revocable Trust, dated April 21, 1997

Grantees:

Doug Vaske

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:
See 1 in Addendum

State of Iowa County of Delaware ss:

I, LaRae A. Koopman, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated April 21, 1997, to which the above-described real estate was conveyed to the trustee by Merle M. Haigh, pursuant to an instrument recorded the 30th day of April, 1997, in the office of the Delaware County Recorder in Book 138 L.D., Page 53 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to sell

(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~~ is not alive.

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

LaRae A. Koopman
LaRae A. Koopman Affiant

Signed and sworn to (or affirmed) before me on 4-4-2012, by LaRae A. Koopman.

E. MICHAEL CARR
Commission Number 222
My Commission Expires
December 10, 2013

E. Michael Carr, Notary Public

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Addendum

1. The Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section Ten (10), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., except that part described as commencing at a point fifty five (55) rods and six and seventy-five one-hundredths (6.75) links North of the Southwest corner of said Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), and running thence North to the Northwest corner of said Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), thence East forty four (44) rods and twelve (12) links to the center of the road as now traveled, thence along the center of the road in a Southwesterly direction forty (40) rods and four and one-half (4½) links, thence Northwesterly to the point of beginning; also except that part described as commencing at a point which is forty four (44) rods and twelve (12) links East of the Northwest corner of said Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), thence Southwesterly along the road forty (40) rods and four (4) links to the Southeast corner of school house lot, which is the point of beginning, thence Northwesterly in a line parallel with the South line of said school lot to a point on the West line of said Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) fifty five (55) rods and six and seventy five one-hundredths (6.75) links North of the Southwest corner of said Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), thence South to the Southwest corner of said Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), thence Northeasterly along the road to the point of beginning.