Dan Swift

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Date 11/21/2012 Time 2:02:13PM
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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)
Kenneth P. Hart, 306 4th Street, Delhi, IA 52223

Return Document To: (Name and complete address)
Thomas J. Hanson
401 E. Main Street
Manchester, Iowa 52057

Grantors:
Sherry A. Schaul
Trustee of the Edmund P. Schaul Revocable Trust

Grantees:
Dennis Leonard Wilson
Kimberly Kaye Wilson

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:
The South one-half (S½) of Lots Seventeen (17) and Eighteen (18) of Amsden's Addition to Manchester, Iowa, according to plat recorded in Book 3, L.D., Pages 276-277; and that part of the North one-half (N½) of the Northeast Quarter (NE¼) of Section Thirty Two (32), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. described as commencing at the Southwest corner of said Lot Seventeen (17) of Amsden's Addition, thence South ten (10.0) feet, thence East along the North line of the Illinois Central Railroad right-of-way sixty six (66.0) feet, thence North ten (10.0) feet to the Southeast corner of said Lot Seventeen (17), thence West to the point of beginning.

State of IOWA County of DELAWARE ss:

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

1. I am the trustee under the Trust dated November 10, 1999, to which the above-described real estate was conveyed to the trustee by Edmund P. Schaul and Sherry A. Schaul, pursuant to an instrument recorded the 7 day of April, 2000, in the office of the Delaware County Recorder in Book 2000, Page 1082 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to convey title to Dennis Leonard Wilson and Kimberly Kaye Wilson

(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.

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

Sherry A. Schaul
Affiant

Signed and sworn to (or affirmed) before me on 11/20/2012, by Sherry A. Schaul.

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2013

, Notary Public

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