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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)
Vicki L. Zeitlow, 2249 - 210th Avenue, Manchester, IA 52057

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

Grantors:
Betty J. Sutton

Grantees:
Vicki L. Zeitlow
John H. Zeitlow

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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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:
Parcel A part of the SE 1/4 - NE 1/4 Sec. 2, T88N, R5W of the Fifth P.M., Delaware County, Iowa according to the plat recorded in Book 2012, Page 4280

State of Iowa County of Delaware ss:

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

1. I am the trustee under the Trust dated February 28, 1995, to which the above-described real estate was conveyed to the trustee by C. Richard Sutton and Betty J. Sutton, pursuant to an instrument recorded the 14 day of August, 1995, in the office of the Delaware County Recorder in Book 135, Page 158 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to transfer the above described real estate to Vicki L. Zeitlow and John H. Zeitlow, wife and huband

(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 ~~xxxnot~~ alive.

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

x Betty J. Sutton
Betty J. Sutton Affiant

Signed and sworn to (or affirmed) before me on December 26, 2012, by Betty J. Sutton.

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

, Notary Public

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