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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)
Mary Lou Tracey, 105 N. Franklin St., P. O. Box 279, Manchester, IA 52057, Phone: (563) 927-4925

Taxpayer Information: (Name and complete address)
Linda M. Kirby, 1724 Highway #13, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Linda M. Kirby, 1724 Highway #13, Manchester, Iowa 52057

Grantors:
Anthony C. Broghammer Trust

Grantees:
Linda M. Kirby

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:
Parcel F in the NW¼ of the NW¼ of Section 8, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, and Parcel H in the SW¼ of the NW¼ of Section 8, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2012, Page 4420.

State of Iowa County of Delaware ss:

I, Anthony C. Broghammer, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated January 6, 2012, to which the above-described real estate was conveyed to the trustee by Anthony C. Broghammer, pursuant to an instrument recorded the 9th day of January, 2012, in the office of the Delaware County Recorder in Book 2012, Page 80 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to to transfer the above described real estate to Linda M. Kirby

(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.

Anthony C. Broghammer
Anthony C. Broghammer Affiant

Signed and sworn to (or affirmed) before me on 27th day of December, 2012 by Anthony C. Broghammer.

JANICE RUSS
COMMISSION # 176244
MY COMMISSION EXPIRES
9-29-15

Janice Russ, Notary Public

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