Book 2012 Page 4615

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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

GNB

# 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)
Edward M. McCusker, 160 East Prospect St., Manchester, IA 52057

**Return Document To:** (Name and complete address)
Edward M. McCusker, 160 East Prospect St., Manchester, IA 52057

**Grantors:**
Daniel A. Schulte, as Trustee of the Daniel A. Schulte Trust Agreement executed March 22, 2011 as may be amended; and Ann L. Schulte, as Trustee of the Ann L. Schulte Trust Agreement executed March 22, 2011, as may be amended

**Grantees:**
Edward M. McCusker
Katie M. McCusker

**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 |
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# INDIVIDUAL TRUSTEE'S AFFIDAVIT

**RE:**
Lot (1) of Oak Valley Subdivision, a Subdivision of Parcel J being part of the Fractional Northwest Quarter of the Northwest Quarter (Frl. NW 1/4 NW 1/4) and part of the Fractional Southwest Quarter of the Northwest Quarter (Frl. SW 1/4 - NW 1/4) of Section 19, Township 89 North, Range 5 West of the 5th P.M.; and a Subdivision of Parcel D being part of the Northeast Quarter of the Northeast Quarter (NE 1/4 - NE 1/4) of Section 24, Township 89 North, Range 6 West of the 5th P.M.; all in Delaware County, Iowa, according to plat recorded in Book 2009, Page 2567.

State of IOWA County of DELAWARE ss:

I, Ann L. Schulte, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated March 22, 2011, to which the above-described real estate was conveyed to the trustee by Daniel A. Schulte and Ann L. Schulte, pursuant to an instrument recorded the 29th day of March, 2011, in the office of the Delaware County Recorder in Book 2011 Page 1074 (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 Edward M. McCusker and Katie M. McCusker

(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.

Ann L. Schulte
Ann L. Schulte Affiant

Signed and sworn to (or affirmed) before me on December 10, 2012, by Ann L. Schulte.

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

Notary Public

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