Book 2013 Page 253
Document 2013 253 Type 06 010 Pages 2
Date 1/16/2013 Time 12:04:55PM
Rec Amt $12.00

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)
AJF - Craig, Wilson & Flickinger, 316 1st Street East, Independence, IA 50644, Phone: (319) 334-6061

Taxpayer Information: (Name and complete address)
Elizabeth Sanders, 1585 Buchanan Delaware Avenue, Masonville, IA 50654

Return Document To: (Name and complete address)
AJF - Craig, Wilson & Flickinger, 316 1st Street East, Independence, IA 50644, Phone: (319) 334-6061

Grantors:
~~Steven C. Sanders Trust~~
Elizabeth Sanders

Grantees:
~~Elizabeth Sanders~~
Steven C. Sanders

Legal description: See Page 2

Document or instrument number of previously recorded documents:

© The Iowa State Bar Association 2005
IOWADOCS®

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:
The South fractional ½ of the Northwest fractional ¼ and the North ¼ of the Southwest fractional ¼ except for Parcel A of Section 31, Township 90 North, Range 6 West of the 5th P.M., Delaware County, Iowa, AS RECORDED IN BOOK 2002, PAGE 706.

State of IOWA County of BUCHANAN ss:

I, Elizabeth Sanders, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated October 27, 2011, to which the above-described real estate was conveyed to the trustee by Steven C. Sanders, pursuant to an instrument recorded the 31st day of October, 2011, in the office of the Delaware County Recorder in Book 2011 Page 3491 (insert recording data).

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

(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.

Elizabeth Sanders Affiant

Signed and sworn to (or affirmed) before me on January 11, 2013, by Elizabeth Sanders.

ALANSON J. FLICKINGER
Commission Number 113007
My Commission Expires
December 10, 2013

Alanson J. Flickinger, Notary Public

© The Iowa State Bar Association 2005
IOWADOCS®