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Date 5/02/2013 Time 2:20:35PM
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)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

**Taxpayer Information:** (Name and complete address)
Daniel R. Ries and Janel M. Ries, 1693 265th Avenue, Earlville, Iowa 52041

**Return Document To:** (Name and complete address)
Daniel R. Ries and Janel M. Ries, 1693 265th Avenue, Earlville, Iowa 52041

**Grantors:**
Nyle Eldon Sauer

**Grantees:**
Daniel R. Ries
Janel M. Ries

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**

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# INDIVIDUAL TRUSTEE'S AFFIDAVIT

**RE:**
Parcel 2013-15 in Lot 6 of Iowa Land Company's Addition to Manchester, located in the SW¼-SW¼, Section 28-T89N, R5W, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2013, Page 1388

State of IOWA County of DELAWARE ss:

I, Nyle Eldon Sauer, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated November 29, 2005, to which the above-described real estate was conveyed to the trustee by Warranty Deed, pursuant to an instrument recorded the 1st day of February, 2013, in the office of the Delaware County Recorder in Book 2013, Page 479 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to convey the above described real estate to Daniel R. Ries and Janel M. Ries

(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 ~~xx~~not alive.

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

Nyle Eldon Sauer
Nyle Eldon Sauer Affiant

Signed and sworn to (or affirmed) before me on May 2, 2013, by Nyle Eldon Sauer

Patricia Coleman, Notary Public

PATRICIA COLEMAN
Commission Number 719121
My Comm. Exp. 10/19/15

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