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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)
George Davis, 225 First Avenue East, Dyersville, IA 52040, Phone: (563) 875-9112

**Taxpayer Information:** (Name and complete address)
Larry J. Bell, 2257 320th Avenue, Worthington, Iowa 52078

**Return Document To:** (Name and complete address)
George Davis, 225 First Avenue East, Dyersville, IA 52040, Phone: (563) 875-9112

**Grantors:** LARRY J. BELL, TRUSTEE
John H. Bell Revocable Trust
Agreement dated April 28, 1994

**Grantees:** LARRY J. BELL, TRUSTEE
Marion Bell Revocable Trust
Agreement Dated April 28, 1994

**Legal description:** See Page 2

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

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# INDIVIDUAL TRUSTEE'S AFFIDAVIT

**RE:**
See attached sheet

State of Iowa County of Dubuque ss:

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

1. I am the trustee under the Trust dated April 28, 1994, to which the above-described real estate was conveyed to the trustee by Corrected & Amended Court Officer Deed, pursuant to an instrument recorded the 21st day of November, 1996, in the office of the Delaware County Recorder in Book 137, L.D., Page 234 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to transfer the above-described 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.

Larry J. Bell
Larry J. Bell, Affiant

Signed and sworn to (or affirmed) before me on September 11, 2013, by Larry J. Bell.

GEORGE A. DAVIS
Commission Number 199715
My Commission Expires
December 17, 2013

Notary Public

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GEORGE A. DAVIS
Commission Number 199715
My Commission Expires
December 17, 2013

The Southwest Quarter (SW¼) of Section Twenty-eight (28), and that portion of the North Half (N½) of the Northwest Quarter (NW¼) of Section Thirty-three (33) lying North of the right-of-way of the Illinois Central Railroad, all in Township Eighty-nine (89) North, Range Three (3), West of the Fifth Principal Meridian, together with any easements and servient estates appurtenant thereto.

A strip of land 100 feet in width extending over and across part of the South Half of the Southwest Quarter of Section 21, Township 89 North, Range 3 West of the Fifth Principal Meridian, said strip of land being 50 feet in width on each side of the center line of the main track (now removed) of the Dubuque and North Western Railway Company (later the Chicago Great Western Railway Company, now the Chicago and North Western Transportation Company), as said main track center line was originally located and established over and across said Section 21, and lying Easterly of the following described line: Commencing at a point on the East line of the West 30 feet of said Section 21, distant 170 feet Northeasterly, measured at right angles, from said original main track center line; thence Southeasterly parallel with said center line a distance of 345 feet to the point of beginning of the following described line; thence Southerly parallel with the West line of said Section 21 a distance of 250 feet and there terminating.

A strip of land 50 feet in width lying Northeasterly of and adjoining said above described 100 foot-wide strip of land in the Southeast Quarter of the Southwest Quarter of said Section 21, and lying Southeasterly of a line drawn at right angles to said original main track center line at a point thereon distant 1,330 feet Northwesterly from the intersection thereof with the East line of the Southwest Quarter of said Section 21.

That part of the Southwest Quarter of the Southeast Quarter of said Section 21 lying Southerly of a line parallel with and distant 50 feet Northerly, measured radially, from said original main track center line, and lying Westerly of a line parallel with the West line of the Southeast Quarter of said Section 21, and distant 300 feet Easterly therefrom, as measured along the South line of said Section 21

The Southwest Quarter; West 13 acres of the Southwest Quarter of the Southeast Quarter; West Quarter of the Northwest Quarter of the Southeast Quarter; East Half of the Northeast Quarter of the Northwest Quarter and East Half of the Southeast Quarter of the Northwest Quarter, excepting railroad right of way all in Section 21, Township 89 North, Range 3 West of the 5th P. M.

EXCEPT THE FOLLOWING:

Lots One (1) and Two (2) of the Southwest Quarter (SW¼) of Section Twenty-one (21), Township Eighty-Nine North (T89N), Range three West (R3W) of the Fifth P. M., Delaware County, Iowa, embracing the following described tract, to-wit: Commencing at the Northwest corner of the Southwest Quarter (SW¼) of Section Twenty-One (21), Township Eighty-Nine North (T89N) Range Three West (R3W) of the Fifth P. M., Delaware County, Iowa, thence 696.09 feet along the West line of the Southwest Quarter (SW¼) of said Section Twenty-One (21) to the point of beginning, thence 80° -58'-10" East 559.65 feet, thence South 30° -56'40" East 200.91 feet, thence South 11°-46'-40" East 202.35 feet, thence South 63°-58'-50" West 227.38 feet, thence North 40°-30'-00" West 221.12 feet, thence South 80°-59'-30" West 353.75 feet to the west line of the Southwest Quarter (SW¼) of said Section Twenty-one (21), thence North 269.56 feet along said west line to the point of beginning, said parcel containing approximately 4.87 acres subject to road right of way, easements shown on the plat, and easements of record. The West line of the Southwest Quarter (SW¼) of said Section Twenty-One (21) is assumed to bear North and South,
all subject to easements of record.