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Date 10/04/2013 Time 10:17:53AM
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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 and Karen 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

Grantees:
[illegible]
[illegible]
MARIAN BELL REVOCABLE TRUST

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:
Parcel 2013-53 Part of the Southwest Quarter (SW1/4), Section Twenty-One (21), Township Eighty-Nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2013, Page 1796

State of Iowa County of Dubuque ss:

I, Larry J. Bell, Trustee of the Marian Bell Revocable Trust, 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 Assignment of Interest in Real Estate Contract pursuant to an instrument recorded the 12th day of September, 2013, in the office of the Delaware County Recorder in Book 2013, Page 2937 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to sell 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, Trustee of the Marian Bell Revocable Trust Affiant

Signed and sworn to (or affirmed) before me on September 11th, 2013, by Larry J. Bell, Trustee of the Marian Bell Revocable Trust Agreement dated April 28, 1994.

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

Notary Public

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