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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by/return to: Janice J. Kerkove, Bradley & Riley PC, P.O. Box 2804, Cedar Rapids, IA 52406-2804; 319-363-0101
Address tax statements: Myron C. Zumbach Family Trust, c/o Myron L. Zumbach, Trustee, 2078 330th Street, Coggon IA 52218

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: an undivided one-half interest in and to the following described real estate in Delaware County, Iowa:

Tract 1 - 235 acres, more or less, consisting of farm land, personal residence and outbuildings, located in Section 26 of Hazel Green Township in Delaware County, Iowa and legally described as:

THE EAST ONE-HALF OF THE SOUTHWEST QUARTER (E½ SW¼) AND THE EAST ONE-HALF OF THE NORTHWEST QUARTER (E½ NW¼) AND THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER (S½ SE¼), SECTION TWENTY-SIX (26), TOWNSHIP EIGHTY-SEVEN (87), NORTH, RANGE FIVE (5) WEST OF THE FIFTH P.M., SUBJECT TO EXISTING HIGHWAYS, COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD.

Tract 2 - 113.48 acres, more or less, located in Section 34 of Hazel Green Township in Delaware County, Iowa and legally described as:

THE EAST ONE-HALF (E½) OF THE SOUTHEAST QUARTER (SE¼), AND THE SOUTHEAST QUARTER (SE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION THIRTY-FOUR (34) TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE FIVE (5), WEST OF THE FIFTH P.M., EXCEPTING THEREFROM THE FOLLOWING:

THAT PART OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION THIRTY FOUR (34), TOWNSHIP EIGHTY SEVEN (87) NORTH, RANGE FIVE (5), WEST OF THE FIFTH PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE¼) AT A POINT ONE THOUSAND NINE HUNDRED EIGHTY SIX (1986.0) FEET NORTH OF THE SOUTHEAST CORNER THEREOF, THENCE RUNNING WEST TWO HUNDRED EIGHTY (280.0) FEET, THENCE NORTH THREE HUNDRED TWENTY (320.0) FEET, THENCE EAST TWO HUNDRED EIGHTY (280.0) FEET TO A POINT ON THE EAST LINE OF THE SAID SOUTHEAST QUARTER (*SE¼.*), THENCE SOUTH THREE HUNDRED TWENTY (320.0) FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS OF RECORD.

Tract 3 - 113.26 acres, more or less, located in Section 14 of Hazel Green Township in Delaware County, Iowa and legally described as:

THE EAST ONE-HALF (E½) OF THE SOUTHEAST QUARTER (SE¼) AND THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION FOURTEEN (14), TOWNSHIP EIGHTY SEVEN (87) NORTH, RANGE FIVE (5), WEST OF THE FIFTH P.M., EXCEPT PARCEL A, PART OF THE SE¼ OF THE SE¼, AND PART OF THE SW¼ OF THE

SE¼ OF SECTION 14, T87N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 8 PLATS, PAGE 95.

I, Rose Z. Bacon, being first duly sworn (or affirmed) under oath, states of my personal knowledge that:

1. I am a Co-Trustee of the MYRON C. ZUMBACH TRUST u/d/o 09/30/2002 (previously known as the Myron C. Zumbach Revocable Trust u/d/o 09/30/2002) to which the following real estate was deeded:

(a) Real estate above-described as Tract 1 and 2 was conveyed by Myron C. Zumbach and Carol M. Zumbach, in their individual capacities as husband and wife, to Myron C. Zumbach, Trustee of the Myron C. Zumbach Revocable Trust u/d/o 09/30/2002, an undivided one-half interest, and Carol M. Zumbach, Trustee of the Carol M. Zumbach Revocable Trust u/d/o 09/30/2002, an undivided one-half interest, pursuant to a Warranty Deed dated September 30, 2002, and filed on October 4, 2012, in Book 2002 at Page 3578 in the records of the Delaware County, Iowa, Recorder.

(b) Real estate above-described as Tract 3 was conveyed by James W. Hill to Myron C. Zumbach, Trustee of the Myron C. Zumbach Revocable Trust u/d/o 09/30/2002 and Myron L. Zumbach and Rose Ann Bacon, Successor Trustees of the Carol M. Zumbach Revocable Trust u/d/o 09/30/2002, pursuant to a Warranty Deed dated March 23, 2009, and filed on March 24, 2009, in Book 2009 at Page 1175 in the records of the Delaware County, Iowa, Recorder.

2. I am the presently existing Co-Trustee under the Trust and pursuant to the terms of the Trust, am authorized to convey the real estate described above by Trustee Warranty Deed to Myron L. Zumbach and Rose Ann Bacon (a/k/a Rose Z. Bacon), as Co-Trustees of the Myron C. Zumbach Family Trust, without any limitation or qualification whatsoever.

3. The Trust is in existence and I, as Co-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 Myron C. Zumbach Revocable Trust u/d/o 09/30/2002 was Myron C. Zumbach. He died on June 11, 2013 and the Trust is now irrevocable.

Rose Z. Bacon, Affiant

Rose Z. Bacon, Affiant

STATE OF KANSAS, COUNTY OF Morris, ss.

This instrument was acknowledged before me on December 23, 2013, by Rose Z. Bacon, in her capacity as Co-Trustee of the Myron C. Zumbach Irrevocable Trust u/d/o 01/04/2012.

DEBRA L. ENGLAND
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 1-31-2016

Debra L. England

Notary Public in and for State

(print name) Debra L England