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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Ew
Citizens State Bank
P.O. Box 10
Winthrop IA 50682

# TRUSTEE'S AFFIDAVIT

THE IOWA STATE BAR ASSOCIATION
Official Form No. 115
**Recorder's Cover Sheet**

**Preparer Information:** (name, address and phone number)
Hugo C. Burdt
BURDT LAW OFFICE
2024 Coldstream Avenue NE
PO Box 1081
Cedar Rapids, IA 52406-1081 **(319) 862-0353**
**Taxpayer Information:** (name and complete address)
Ronald J. Wulfekuhle
3335 150th Avenue
Ryan, IA 52330
**Return Document To:** (name and complete address)

**Grantors:**
Wells Fargo, NA Trustee Etna Barr Charlton 75 Trust
**Grantees:**
**Ronald J. Wulfekuhle and Arlene D. Wulfekuhle**
**Legal Description:** See Page 2

WELLS FARGO BANK, N.A., TRUSTEE
AFFIDAVIT IN RE: ETNA BARR CHARLTON 1975 TRUST

Real estate located in Delaware County, Iowa, and legally described as follows:

> The South one-half (S½) of the Northwest Quarter (NW¼) and the North one-half (N½) of the Southwest Quarter (SW¼) of Section Thirteen (13), Township Eighty Eight (88) North, Range Six (6), West of the Fifth P.M., except Parcel "A" in the SE ¼, NW ¼ of Section 13, T88N, R6W of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 184.

I, Jon Sickelka, Trust Real Estate Officer, being first duly sworn and under oath sate of my personal knowledge that:

1. Wells Fargo Bank. N.A. is the trustee under the Etna Barr Charlton 1975 Trust dated December 29, 1975, to which the above-described real estate was conveyed to the trustee by Etna Barr Charlton pursuant to the following conveyances:

A. Warranty Deed dated December 29, 1975 and filed December 30, 1975 in Book 98, L.D., Page 197 of the records of the Delaware County Recorder as to an undivided one-half interest; and

B. Warranty Deed dated January 29, 1976 and filed January 30, 1976 in Book 98, L.D., Page 280 of the records of the Delaware County Recorder as to an undivided one-half interest.

2. Wells Fargo Bank, N.A. is the presently existing trustee under the trust and is authorized to convey the above described real estate by Trustee Warranty Deed to Ronald J. Wulfekuhle and Arlene D. Wulfekuhle pursuant to a Real Estate Sales Agreement dated April 8, 2014, without any limitation or qualification whatsoever, and I am Jon Sickelka, Trust Real Estate Officer of the corporate trustee.

3. The grantor and life beneficiaries of the trust are deceased and the remainder beneficiaries of the trust are all lineal descendants of Etna Barr Charlton and no Iowa inheritance or estate tax is due.

4. The trust is in existence and Wells Fargo Bank, N.A. as trustee is authorized to transfer the interests in the real estate of described in paragraph 2, free and clear of any adverse claims.

BY: Wells Fargo Bank, N.A.

Jon Sickelka, Trust Real Estate Officer

Sworn and subscribed before me by Jon Sickelka, Trust Real Estate Officer, on this 8th day of May, 2014.

JEAN M. ZOOK
Commission Number 150846
My Commission Expires
3-23-2016

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA