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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

INDIVIDUAL TRUSTEE'S AFFIDAVIT

THE IOWA STATE BAR ASSOCIATION
Official Form #113
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Thomas J. Hanson, 401 E Main Street , Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Barbara J. McMahon, 125 Gay Street, Manchester, IA 52057

Return Document To: (Name and complete address)
Barbara J. McMahon, 125 Gay Street, Manchester, IA 52057

Grantors:
Harriet I. Mangold ~~Revocable Trust~~

Grantees:
Barbara J. McMahon

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 113	Thomas J. Hanson	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The East seventy (70.0) feet of Lot Fifteen (15), Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I L.D., Page 245, except the South eighty four and one-half (84½) feet thereof, excepting any instruments of record which might affect the title to the above described part of Lot Fifteen (15) wherein descriptions were made on the basis that said lot was two hundred ten (210.0) feet in its dimensions.

STATE OF IOWA, COUNTY OF DELAWARE, ss:

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

1. I am the trustee under the Harriet I. Mangold Revocable Trust dated 11/24/09, to which the above-described real estate was conveyed to the trustee by Harriet I. Mangold, pursuant to an instrument recorded the 25th day of November, 2009, in the office of the Delaware County Recorder in Book 2009, Page 4442 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to transfer the above described real estate to Barbara J. McMahon 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.

Harriet I. Mangold

Harriet I. Mangold, Affiant

Signed and sworn to (or affirmed) before me this 21st day of July, 2014, by Harriet I. Mangold.

BARBARA K. SAILER
Commission Number 194508
My Commission Expires
1-26-16

Barbara K. Sailer

Signature of Notary Public

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