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Document 2014 2452 Type 06 010 Pages 2
Date 9/29/2014 Time 3:33:43PM
Rec Amt $12.00

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)
Andrew J. McKean, 207 West Main Street, Anamosa, IA 52205, Phone: (319) 462-4361

Taxpayer Information: (Name and complete address)
Michael & Sharon Osweiler, 3644 E. Laredo St., Chandler, AZ 85226

Return Document To: (Name and complete address)
Andrew J. McKean, 207 West Main Street, Anamosa, IA 52205, Phone: (319) 462-4361

Grantors:
[redacted]
Ralph Nieman
Gary Nieman

Grantees:
[redacted]
Ralph Nieman, Trustee
Gary Nieman, Trustee
Bernadine I. Nieman Estate

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	Andrew J. McKean	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: S 1/2 NW¼; and W 1/2 SW¼ NE¼ and SE¼ SW¼ NE¼ and NW¼ SW¼; and E 1/2 SW¼, and SW¼ SE¼, all in Sec. 12, and North 10 acres of East 3/4 of NW¼ NE¼ of Sec. 13, all in Twp. 88N, Range 4, West of the 5th P.M.

STATE OF IOWA, COUNTY OF DELAWARE, ss:

I, Ralph Nieman and Gary Nieman, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated April 18, 2011, to which the above-described real estate was conveyed to the trustee by Bernadine I. Nieman Estate, pursuant to an instrument recorded the 30th day of August, 2011, in the office of the Delaware County Recorder in Doc. # 2011 2711 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to convey real estate 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 ~~XXXX~~ alive.

5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Ralph Nieman Gary Nieman
Ralph Nieman and Gary Nieman, Affiant

Signed and sworn to (or affirmed) before me this 3 day of September, 2014, by Ralph Nieman and Gary Nieman.

ANDREW J. McKEAN
Commission Number 188436
My Commission Expires
12/21/14

Andrew J McKean
Signature of Notary Public

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