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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)
Brett A. and Brittany N. Fessler, 1547 150th Avenue, Dundee, IA 52038

Return Document To: (Name and complete address)
Brett A. and Brittany N. Fessler, 1547 150th Avenue, Dundee, IA 52038

Grantors:
~~George M Knipp and~~ Mary M. Knipp
~~Revocable Inter Vivos Trust~~

Grantees:
Brett A. Fessler
Brittany N. Fessler
George M Knipp & Mary M. Knipp
Revocable Inter Vivos Trust

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: That part of Lot Nine (9) of the Subdivision of the Southwest Quarter (SW¼) and the South one-half (S½) of the Northwest Quarter (NW¼) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 4, described as commencing at a point two and thirty four one-hundredths (2.34) chains East of the Southeast corner of Lot Ten (10) of said Subdivision, and running thence North to a point one hundred seventy (170.0) feet North of the centerline of Union Street in Manchester, Iowa, thence West seventy five (75.0) feet, thence South to the South line of said Lot Nine (9), thence East to the point beginning.

STATE OF IOWA, COUNTY OF Buchanan, ss:

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

1. I am the trustee under the George M. Knipp and Mary M. Knipp Revocable Inter Vivos Trust dated December 3, 1991, to which the above-described real estate was conveyed to the trustee by George M. Knipp and Mary M. Knipp, pursuant to an instrument recorded the 5th day of September, 1997, in the office of the Delaware County Recorder in Book 138, L.D., Page 291 (insert recording data).
2. I am the presently existing trustee under the Trust and I am authorized to convey real estate from the Trust including conveying real estate to Brett A. Fessler and Brittany N. Fessler 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. Grantor George M. Knipp is deceased
5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Mary M Knipp
Mary M. Knipp, Affiant

Signed and sworn to (or affirmed) before me this 29th day of September, 2014, by Mary M. Knipp.

Brian O. Francois
Signature of Notary Public

BRIAN D. FRANCOIS
Commission Number 733317
My Comm. Exp 5-8-17

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