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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared By & Return to: Stephen J. Juergens, 200 Security Building, Dubuque, IA (563) 556-4011
Individual's Name Street Address City Phone

GRANTOR: A.J. SPIEGEL
GRANTEE: TIMOTHY J. ANDERSON AND KAREN K. ANDERSON

SPACE ABOVE THIS LINE FOR RECORDER

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lot Seven (7) of Replat of Lot 5 , Lot 6, and Lot 7 of H.L.C. South Addition to Delaware County, Iowa, in Section 30, T88N, R4W of the Fifth P.M., according to the Plat recorded in Book 7 Plats, Page 160, subject to all easements of record and to perpetual usage and flowage rights of record, together with all easements and servient estates appurtenant thereto and subject to protective covenants and restrictions recorded in Book 2, Page 233, in the office of the Delaware County Recorder,

and

All lake frontage, running to the waterfront and then at right angles to the middle of Delhi Lake, also called Hartwick Lake, in respect to and adjoining premises described as Lot Seven (7) of Replat of Lot 5, Lot 6, and Lot 7 of H.L.C. South Addition to Delaware County, Iowa, in Section 30, T88N, R4W of the Fifth P.M., according to Plat recorded in Book 7 Plats, Page 160, subject to all easements of record and to perpetual usage and flowage rights of record, together with all easements and servient estates appurtenant thereto and subject to protective covenants and restrictions recorded in Book 2, Page 233, in the office of the Delaware County, Iowa Recorder.

STATE OF IOWA, COUNTY OF DUBUQUE, ss:

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

1. I am the trustee of the A. J. Spiegel Trust dated February 26, 2013 ("Trust"), to which the above-described real estate was conveyed to the trustee by me, A. J. Spiegel, pursuant to an instrument recorded the 5th day of August, 2013, in the office of the Delaware County Recorder in Manchester, Iowa at Book 2103 Page 2567.

2. I am the presently existing Trustee under the Trust and I am authorized to sell and convey the above-described real estate to Timothy J. Anderson and Karen K. Anderson, husband and wife, 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. I am the grantor of the Trust.

5. The Trust is revocable by me, the grantor.

A. J. Spiegel, Affiant

Sworn to (or affirmed) and subscribed before me by A. J. Spiegel on this 15th day of September, 2014.

Notary Public for the State of Iowa

THOMAS J ALLENDORF
Commission Number 716727
My Commission Expires
5/24/17