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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)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Steven Broghammer and Jenny Broghammer, 915 E. Butler, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Grantors:
Leslie C. Carlson

Grantees:
Steven Broghammer
Jenny Broghammer

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The South forty seven and one-half (47½) feet of Lot Forty One (41), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284.

STATE OF IOWA, COUNTY OF DELAWARE, ss:

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

1. I am the trustee under the Leslie C. Carlson Living Trust dated December 14, 2010, to which the above-described real estate was conveyed to the trustee by Leslie C. Carlson and Carol E. Carlson, pursuant to an instrument recorded the 28th day of December, 2010, in the office of the Delaware County Recorder in Book 2010, Page 4228 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to convey the above described 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 ~~/ is not~~ alive.

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

Leslie C. Carlson, Affiant

Signed and sworn to (or affirmed) before me this 1st day of October, 2014, by Leslie C. Carlson.

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2016

Signature of Notary Public

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