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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)
Michael A. Bowman, 114 S. Cedar St., Monticello, IA 52310, Phone: (319) 465-5448

**Taxpayer Information:** (Name and complete address)
Brad Simoens, 2644 315th St., Hopkinton, IA 52237

**Return Document To:** (Name and complete address)
Michael A. Bowman, 114 S. Cedar St., Monticello, IA 52310

**Grantors:**
James L. Simoens
Sandra M. Simoens

**Grantees:**
Bradley S. Simoens
Jan R. Simoens

**Legal description:** See Page 4 Brad S.

**Document or instrument number of previously recorded documents:**

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| THE IOWA STATE BAR ASSOCIATION<br>Official Form No. 113 | Michael A. Bowman | FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER |
|---|---|---|

# INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:

See attached EXHIBIT A for full legal description

STATE OF IOWA, COUNTY OF DELAWARE, ss:

I, James L. Simoens and Sandra M. Simoens, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the See 1 in Addendum Trust dated December 14, 2005, to which the above-described real estate was conveyed to the trustee by James L. Simoens and Sandra M. Simoens, pursuant to an instrument recorded the 19th day of December, 2005, in the office of the DELAWARE County Recorder in Book 2005, Page ~~XXXX~~ 4433 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to convey real property 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.

James L. Simoens
Sandra M Simoens
James L. Simoens and Sandra M. Simoens, Affiant

Signed and sworn to (or affirmed) before me this 16 day of October, 2014, by James L. Simoens and Sandra M. Simoens.

| NOTARIAL SEAL IOWA | MICHAEL A. BOWMAN<br>Commission Number 111019<br>My Commission Expires<br>6-14-17 |
|---|---|

Signature of Notary Public

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# Addendum

1. James L. Simoens and Sandra M. Simoens Inter Vivos Trust dated December 14, 2005

## Exhibit A

The East one-half (E 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty Three (23), and the East one-half (E 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) and the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4), except the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4), of Section Twenty Six (26), all in Township Eighty Seven (87) North, Range Four (4), West of the Fifth P.M.