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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)
Gary Dean and Deborah Ann Gibbs, 23628 Highwater Road, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Gary Dean and Deborah Ann Gibbs, 23628 Highwater Road, Manchester, Iowa 52057

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

Grantees:
Gary Dean Gibbs
Deborah Ann Gibbs

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: The South one-half (S½) of the East one-fourth (E¼) of Lot Seven (7), Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I L.D., Page 245.

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 13th day of March, 1992, in the office of the Delaware County Recorder in Book 51, T.L.D., Page 179 (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 Gary Dean Gibbs and Deborah Ann Gibbs 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 26th day of November 2014, by Mary M. Knipp.

Brian D. Francois
Signature of Notary Public

BRIAN D. FRANCOIS
Commission Number 733317
My Comm. Exp. 3-8-17

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