Recorded: 6/5/2015 at 2:33:53.0 PM
Fee Amount: $19.00
Revenue Tax:
Delaware County, Iowa
DEBORAH PEYTON, RECORDER
BK: 2015 PG: 1409

# INDIVIDUAL TRUSTEE'S AFFIDAVIT

THE IOWA STATE BAR ASSOCIATION
Official Form No. 113

**Preparer Information and Return to:**
Antonio Colacino, Nyemaster Goode P.C., 700 Walnut Street, Suite 1600, Des Moines, Iowa 50309 (515) 283-8171

**RE:** The South one-half (S1/2) of the Southeast Quarter (SE1/4) of Section Nineteen (19) except the railroad right-of-way, and the North one-half (N1/2) of the Northeast Quarter (NE1/4) of Section Thirty (30), all in Township Ninety (90) North, Range Six (6), West of the Fifth P.M., Delaware County, Iowa,

AND

Parcel 2015-36 Part of the North Half (N1/2) of the Southeast Quarter (SE1/4), Section Nineteen (19), Township Ninety North (T90N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2015, Page 925.

STATE OF CONNECTICUT, COUNTY OF NEW LONDON, SS:

I, D. Ben Benoit, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under The Tall Timber Trust dated May 22, 2007, to which the second above-described real estate was conveyed to the Trustee by Mary Purdy and Michael Stewart, President and Secretary, respectively, of G. & R. Stewart Family Farms, Inc., pursuant to a Warranty Deed recorded the 8th day of May, 2015, in the office of the Delaware County Recorder at Book 2015, Page 1136.

2. I am the trustee under The Tall Timber Trust dated May 22, 2007, to which the first above-described real estate was conveyed to the Trustee by Mary Purdy, Michael Stewart and James Stewart, as Executors of the Estate of Rilla May Stewart, pursuant to a Court Officer Deed recorded the 8th day of May, 2015, in the office of the Delaware County Recorder at Book 2015, Page 1135.

3. I am the presently existing trustee under the Trust and I am authorized to convey the property to PCW Farmland, LLC, an Iowa limited liability company, without any limitation or qualification whatsoever.

4. The Trust is in existence and I, as trustee, am authorized to transfer the interest in the real estate as described in paragraph 1 and 2, free and clear of any adverse claims.

5. The grantor of the trust is alive.

6. The trust is revocable.

D. Ben Benoit, Affiant

Signed and sworn to (or affirmed) before me on June 3, 2015, by D. Ben Benoit.

Amy D. German, Notary Public

Amy D. German
Notary Public-Connecticut
My Commission Expires
September 30, 2018