Recorded: 8/11/2015 at 8:02:42.0 AM
Fee Amount: $12.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2015 PG: 2145

INDIVIDUAL TRUSTEE'S AFFIDAVIT

THE IOWA STATE BAR ASSOCIATION
Official Form No. 113
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Werner Hellmer, 679 Bluff Street, Dubuque, IA 52001, Phone: (563) 557-1885

Taxpayer Information: (name and complete address)
Robbie and Dana Ritze, 716 Northern Avenue, Earlville, IA 52041

Return Document To: (name and complete address)
Werner Hellmer, 679 Bluff Street, Dubuque, IA 52001

Grantors: Marvin and Olga Helle Revocable Trust
Nancy A. Dunkel and Lyle W. Helle, Trustees

Grantees: Robbie Verle Ritze and Dana Marie Ritze
Marvin and Olga Helle Revocable Trust
Nancy A. Dunkel and Lyle W. Helle, Trustees

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Werner Hellmer, Attorney

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lot Two (2) of the Subdivision of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty Five (25), Township Eighty Nine (89) North, Range Four (4), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 72, except Parcel 2015-67 Part of Lot 2 Of The Subdivision Of The Southwest Quarter (SW 1/4) Of The Southwest Quarter (SW 1/4), Section Twenty-Five (25), Township Eighty-Nine North (T89N), Range Four West (R4W) Of The Fifth Principal Meridian, In The City of Earlville, Delaware County, Iowa, according to plat recorded in Book 2015, Page 1884.

STATE OF IOWA, COUNTY OF Linn, ss:

We, Nancy A. Dunkel and Lyle W. Helle, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. We are the trustees under the Marvin and Olga Helle Revocable trust dated February 12, 1992, to which the above-described real estate was conveyed to the trustee by Marvin J. Helle and Olga T. Helle, husband and wife,, pursuant to an instrument recorded the 7th day of August, 2012, in the office of the Delaware County Recorder in Book 2012 page 2577.

2. I am the presently existing trustee under the Trust and I am authorized to execute a Trustee Warranty Deed from the Marvin and Olga Helle Revocable Trust as Grantor to Robbie Verle Ritze and Dana Marie Ritze without any limitation or qualification whatsoever.

3. The Trust is in existence and we, as trustees, are 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 alive.

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

Nancy A. Dunkel, Affiant

Lyle W. Helle, Affiant

Signed and sworn to (or affirmed) before me this 30 day of July, 2015 by Nancy A. Dunkel and Lyle W. Helle.

Signature of Notary Public

NOTARIAL SEAL IOWA

PEG RAHE
Notary Public, State of Iowa
Commission No. 730088
My Commission Expires
August 18, 2016