Recorded: 9/4/2015 at 12:55:01.0 PM
Fee Amount: $12.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2015 PG: 2424

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)
Gregory K. Bahls and Jessica S. Bahls, 101 Rays Court, Manchester, Iowa 52057

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

Grantors:
William E. Lux

Grantees:
Gregory K. Bahls
Jessica S. Bahls

Legal description: See Page 2

Document or instrument number of previously recorded documents:

© The Iowa State Bar Association 2013
IOWADOCS®

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lots Twenty (20) and Twenty One (21) in Schulte's First Addition to Northtown Estates Subdivision, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 166.

STATE OF IOWA, COUNTY OF DELAWARE, ss:

I, William E. Lux, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Rosemary A. Lux Trust Trust dated January 18, 1988, to which the above-described real estate was conveyed to the trustee by Warranty Deed, pursuant to an instrument recorded the 13th day of October, 1994, in the office of the Delaware County Recorder in Book 54, Page 8 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to convey the above described real estate to Gregory K. Bahls and Jessica S. Bahls 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 Rosemary A. Lux is deceased, Grantor William E. Lux is living
There is no federal estate tax or Iowa inheritance tax due as a result of the death of Rosemary A. Lux

5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased. Beneficiary William E. Lux is the sole beneficiary and is living

William E. Lux, Affiant

Signed and sworn to (or affirmed) before me this 3rd day of September, 2015, by William E. Lux.

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

Signature of Notary Public

© The Iowa State Bar Association 2014
IOWADOCS®