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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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)
Carol A. Feldmann, 112 Ungs Ct., Manchester, IA 52057

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

Grantors: Vince W. and Leona F. Freiburger Revocable Trust, James V. Freiburger and Carol A. Feldmann, Co-Trustees

Grantees: Carol A. Feldmann, Mary L. Klostermann and Marla J. Mahoney

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Werner Hellmer, Attorney

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: ~~Lot Ten (10), Block Twenty (20), Delhi, Iowa, according to the plat recorded in Book Xx Lx D, Page 138, subject to all covenants, restrictions and easements of record~~ and Lot #1 of Hartwick Lake Club Northeast Division in Section 19, Delhi Township T88N, Range 4 West of 5th P.M., Delaware County, Iowa. Approximately 1.780 acres.
Lot is subject to easement as shown and recorded on plat of Hartwick Lake Club Northeast Division, together with all easements and servient estates appurtenant thereto, and subject to all Protective Covenants and Restrictions recorded in Book W Page 37 in said office; Grantees agree by acceptance of this deed that they, and their heirs and successors and assigns accept and assume all affirmative duties in connection with said Covenants and Restrictions, and this deed is being given subject thereto.

STATE OF IOWA, COUNTY OF DUBUQUE, ss:

We, James V. Freiburger and Carol A. Feldmann, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. We are the trustees under the Vince W. and Leona F. Freiburger Revocable trust dated September 23, 1998, to which the above-described real estate was conveyed to the trustee by Vincent W. Freiburger and Leona F. Freiburger, husband and wife, pursuant to an instrument recorded the 1st day of October, 1998, in the office of the Delaware County Recorder in Book 140, Page 220 of the Delaware County Recorder.

2. We are the presently existing trustees under the Trust and we are authorized to sell and convey said real estate to purchasers 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~~ deceased.

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

James V. Freiburger Carol A. Feldmann

James V. Freiburger a/k/a Jim Freiburger and Carol A. Feldmann, a/k/a Carol Feltman, Affiants

Signed and sworn to (or affirmed) before me this 3rd day of September, 2015, by James V. Freiburger and Carol A. Feldmann.

Signature of Notary Public

NOTARIAL SEAL IOWA
WERNER HELLMER
Commission Number 187984
My Comm. Exp. 12/17/17