SW The Real Estate Service Center
3152 Youngstown Ave
Ryan, IA 52330

Book 2015 Page 3106

Document 2015 3106 Type 06 010 Pages 2
Date 11/16/2015 Time 10:37:37AM
Rec Amt $12.00

Daneen Schindler, 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)
Jane E. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Nicolette & Ronnie Ellis, 2491 Jackson St, Dubuque, IA 52001

Return Document To: (Name and complete address)
Nicolette & Ronnie Ellis, 2491 Jackson St, Dubuque, IA 52001

Grantors:
Donald G. Bennett, as Trustee of the Revocable Trust Agreement of Donald G. Bennett and Generose M. Bennett dated February 28, 2013

Grantees:
Nicolette Ellis
Ronnie Ellis

Legal description: See Page 2

Document or instrument number of previously recorded documents:

© The Iowa State Bar Association 2013
IOWADOCS®

THE IOWA STATE BAR ASSOCIATION Official Form No. 113	Jane E. Hanson	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lots One (1) and Two (2), Block One (1), Oneida, Iowa according to Plat recorded in Book 1 Plats, Pages 100-101. Situated in Delaware County and the State of Iowa.

STATE OF WI ~~IOWA~~, COUNTY OF Ozaukee ~~DELAWARE~~, ss:

I, Donald G. Bennett, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Revocable Trust Agreement of Donald G. Bennett and Generose M. Bennett Trust dated February 28, 2013, to which the above-described real estate was conveyed to the trustee by Donald G. Bennett and Generose M. Bennett, pursuant to an instrument recorded on March 1, 2013, in the office of the Delaware County Recorder in Book 2013, Page 809 as Document No. 2013-809 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to sell or otherwise dispose of property 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, Generose M. Bennett, is deceased but no federal estate tax or Iowa inheritance tax is due as a result of her death.

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

Donald G. Bennett

Donald G. Bennett, Affiant

Signed and sworn to (or affirmed) before me this 9th day of November, 2015, by Donald G. Bennett.

ANN B. NOSTER NOTARY PUBLIC STATE OF WISCONSIN

Signature of Notary Public

© The Iowa State Bar Association 2015
IOWADOCS®