Recorded: 11/18/2015 at 12:33:25.0 PM
Fee Amount: $12.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2015 PG: 3137

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
~~Ronnie~~ Ron

RECORDED BY
SECURITY FIRST TITLE CO.
PH. # (815) 235-2900
FAX # (815) 235-9955
2015-4115JA

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

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
Ron

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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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 1 and 2, Block 2, Hoag Addition to the Town of Oneida, Iowa according to Plat recorded in Book 1 Plats, Page 111-112. 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 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 Inheritence 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 9 day of Nov, 2015, by Donald G. Bennett.

ANN B. NOSTER NOTARY PUBLIC STATE OF WISCONSIN

Signature of Notary Public

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