Recorded: 12/22/2015 at 8:05:55.0 AM
Fee Amount: $17.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2015 PG: 3431

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)
Kathy A. Hansel, ~~300 S Bell St~~, Edgewood, IA
PO Box 61

Return Document To: (Name and complete address)
Kathy A. Hansel, 300 S Bell St, Edgewood, IA

Grantors:
Dorothy J. Keltner, Trustee of the Dorothy J. Keltner Revocable Trust dated August 1, 1990

Grantees:
Kathy A. Hansel

Legal description: See page 2

Document or instrument number of previously recorded documents:

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INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: That part of Lots Five (5) and Six (6) of Perrinjaquet's Addition to Edgewood, Iowa, according to plat recorded in Book 2 Plats, Page 65, and the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Two (2), Township Ninety (90) North, Range Five (5), West of the Fifth P.M., described as commencing at a point forty (40) feet North of the Southwest corner of said Lot Five (5) of Perrinjaquet's Addition, and running thence South ninety five (95) feet, thence East one hundred twenty four (124) feet, thence North ninety five (95) feet thence West one hundred twenty four (124) feet to the point of beginning.

STATE OF IOWA, COUNTY OF DELAWARE, ss:

I, Dorothy J. Keltner, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Dorothy J. Keltner Revocable Trust dated August 1, 1990 Trust dated August 1, 1990, to which the above-described real estate was conveyed to the trustee by Dorothy J. Keltner, pursuant to an instrument recorded on August 1, 1990, in the office of the Delaware County Recorder in Book 49 Page 386 (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.

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

Dorothy J. Keltner
Dorothy J. Keltner, Affiant

Signed and sworn to (or affirmed) before me this 14th day of December, 2015, by Dorothy J. Keltner.

James Rochford
Signature of Notary Public

NOTARIAL SEAL IOWA
James Rochford
COMMISSION NUMBER 225643
MY COMMISSION EXPIRES
11-22-17

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