Recorded: 11/8/2016 at 10:03:17.0 AM
Fee Amount: $17.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2016 PG: 3102

INDIVIDUAL TRUSTEE'S AFFIDAVIT

THE IOWA STATE BAR ASSOCIATION
Official Form No. 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)
Briana J. Althoff, 239 Bailey Drive, Manchester, IA 52057

Return Document To: (Name and complete address)
Briana J. Althoff, 239 Bailey Drive, Manchester, IA 52057

Grantors:
Audrey A. Hale

Grantees:
Briana J. Althoff

Legal description: See Page 3

Document or instrument number of previously recorded documents:

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INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: See 1 in Addendum

STATE OF IOWA, COUNTY OF DELAWARE, ss:

I, Audrey A. Hale, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Neola J. Hansel Revocable Trust dated July 1, 2008, to which the above-described real estate was conveyed to the trustee by Neola J. Hansel a/k/a Neola Hansel and Robert F. Hansel, pursuant to an instrument recorded on August 29, 2008, in the office of the Delaware County Recorder in Book 2008, Page 2710 (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 Briana J. Althoff 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. Form 706, United States Estate Tax return, IS NOT * required to be filed as a result of the death of the Grantor.
6. An Iowa inheritance tax return is not required to be filed pursuant to section 450.22 subsection 2 and 3.
7. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Audrey A. Hale

Audrey A. Hale, Affiant

Signed and sworn to (or affirmed) before me on November 4, 2016, by Audrey A. Hale.

TERESA TURNIS
Commission Number 723636
My Comm. Exp 7-25-18

Teresa Turnis

Signature of Notary Public

*THE CORRECT OPTION MUST BE SELECTED TO DETERMINE WHETHER THE IOWA ESTATE TAX MAY CONSTITUTE A LIEN ON THE ABOVE DESCRIBED PROPERTY.

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Addendum

1. That part of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section Thirty-Three (33), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth P.M., Delaware County, Iowa, described as commencing at a point on the centerline of the Southeast Access Road (now Bailey Drive) in the City of Manchester, Iowa, that is 500.0 feet (measured along the centerline of said Bailey Drive) Northwesterly from the intersection of the centerline of said Bailey Drive and the South line of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of said Section Thirty-Three (33), said point being the point of beginning, thence West 200.0 feet, thence North 82°-16' East 196.6 feet, thence South 11°-00' East 27.0 feet along the centerline of Bailey Drive to the point of beginning, excepting therefrom said road. Also that part of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section Thirty Three (33), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., described as commencing at a point on the centerline of the road known as Bailey Drive in the City of Manchester, Iowa, that is four hundred (400.0) feet (measured along the centerline of said road) Northwesterly from the intersection of the centerline of said Bailey Drive with the South line of said Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of said Section Thirty Three (33), and running thence Northwesterly along the centerline of said road one hundred (100.0) feet, thence West two hundred (200.0) feet, thence Southeasterly parallel with the centerline of said road one hundred (100.0) feet to a point two hundred (200.0) feet West of the point of beginning, thence East to point of beginning, excepting therefrom said road. And further excepting that part of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section Thirty-Three (33), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth P.M., Delaware County, Iowa, described as commencing at a point on the centerline of the Southeast Access Road (now Bailey Drive) in the City of Manchester, Iowa that is 400.0 feet (measured along the centerline of said Bailey Drive) Northwesterly from the intersection of the centerline of said Bailey Drive and the South line of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of said Section Thirty-Three (33), said point being the point of beginning, thence West 200.0 feet, thence North 82°-16' East 196.6 feet, thence South 11°-00' East 27.0 feet along the centerline of Bailey Drive to the point of beginning.