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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet

Preparer Information:
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information:
Ricky J. and Roni L. Hilby, 1276 255th Street, Manchester, IA 52057

Return Address
Ricky J. and Roni L. Hilby, 1276 255th Street, Manchester, IA 52057

Grantors:
George M. Knipp and Mary M. Knipp Revocable Inter Vivos Trust

Grantees:
Ricky J. Hilby
Roni L. Hilby

Legal Description: See Page 3

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: See Attached Legal Description

STATE OF IOWA, COUNTY OF DELAWARE, ss:

I, Karol Johnson, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the George M. Knipp and Mary M. Knipp Revocable Inter Vivos Trust dated March 11, 1992, to which the above-described real estate was conveyed to the trustee by George M. Knipp and Mary M. Knipp, pursuant to an instrument recorded March 13, 1992, in the office of the Delaware County Recorder in Book 129, L.D., Page 147.

2. I am one of the presently existing trustees under the Trust and I am authorized to transfer the above described real estate to Ricky J. Hilby and Roni L. Hilby 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 grantors of the trust are not alive.

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

6. There is no federal estate tax due or Iowa inheritance due as a result of the death of George M. Knipp and Mary M. Knipp.

Karol Johnson

Karol Johnson, Affiant

Signed and sworn to (or affirmed) before me on December 9, 2017, by Karol Johnson.

MARVIN W WATERHOUSE
Notarial Seal - Iowa
Commission # 406954
My Commission Expires 5-12-18

Marvin W. Waterhouse

Signature of Notary Public

Legal Description –
Knipp Trust – Ricky and Roni Hilby

The South one-half (S½) of the Southwest Quarter (SW¼) of Section Thirty Five (35), Township Eighty Nine (89) North, Range Six (6), West of the Fifth P.M. except that part described as commencing at a point eight hundred seventy five (875.0) feet South of the Northeast corner of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼), and running thence South four hundred forty one and six-tenths (441.6) feet to the Southeast corner of said Southeast Quarter (SE¼) of the Southwest Quarter (SW¼), thence West four hundred forty (440.0) feet, thence North four hundred thirty eight and seven-tenths (438.7) feet, thence East four hundred forty and one-tenth (440.1) feet to the point of beginning; also except that part described as commencing at the Northeast corner of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of said Section Thirty Five (35), thence West thirty three (33.0) feet to the point of beginning, thence South 89° 34' West two hundred thirty five (235.0) feet, thence South 52° 14' West seventy six and one-tenth (76.1) feet, thence South two hundred fifty three and eight-tenths (253.8) feet, thence North 89° 34' East two hundred ninety five and two-tenths (295.2) feet to the West right of way line of unnamed primary highway (formerly U. S. Highway No. 20), thence North along said West line three hundred (300.0) feet to the point of beginning. The East line of the Southwest Quarter (SW¼) of said Section Thirty Five (35) is assumed to bear due North and South; also except the East two hundred sixty (260) feet of the West one thousand eight hundred twenty six (1826) feet of the North two hundred (200) feet of the South two hundred thirty three (233) feet of the South one-half (S½) of the Southwest Quarter (SW¼) of said Section Thirty Five (35), and also except all of Knipp's First Subdivision of the South one-half (S½) of the Southwest Quarter (SW¼) of Section Thirty Five (35), Township Eighty Nine (89) North, Range Six (6), West of the Fifth P.M., according to plat recorded in Book 3 Plats, Page 57

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