Recorded: 12/13/2017 at 3:35:15.0 PM
Fee Amount: $12.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 3400

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:
Randall R. and Kathleen J. Wendling, 1608 220th Street, Manchester, IA 52057

Return Address
Randall R. Wendling and Kathleen J. Wendling, 1608 220th Street, Manchester, IA 52057

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

Grantees:
Randall R. Wendling
Kathleen J. Wendling

Legal Description: See Page 2

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The North one-half (N½) of the Northeast Quarter (NE¼) of Section Thirty Five (35), except the railroad right-of-way, and the West one-half (W½) of the Northwest Quarter (NW¼) of Section Thirty Six (36), except the railroad right-of-way, all in Township Eighty Nine (89) North, Range Six (6), West of the Fifth P.M., except all that part of the West one-half (W½) of the Northwest Quarter (NW¼) of said Section Thirty Six (36), lying North of the railroad right-of-way, except the North five hundred sixty four (564) feet of the West five hundred (500) feet thereof.

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 Randall R. Wendling and Kathleen J. Wendling 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

Signature of Notary Public

MARVIN W WATERHOUSE
Notarial Seal - Iowa
Commission # 406854
My Commission Expires 5-12-18