EW Freedom Bank
P.O. Box 830
Elkader IA 52043

Book 2019 Page 3271

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Date 11/19/2019 Time 10:37:03AM
Rec Amt $12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
John C. Compton, P.C., 116½ W. Mission Street, PO Box 8 Strawberry Point, Iowa 52076
Phone: (563) 933-4334

Taxpayer Information: (name and complete address)
Peter L. Elliot, 19601 Fantail Road, Edgewood, IA 52042

Return Document To: (name and complete address)
Peter L. Elliot, 19601 Fantail Road, Edgewood, IA 52042

Grantors:
Harold and Juanita Overmann Joint Revocable Trust dated June 19, 2007

Grantees:
Peter L. Elliot

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

INDIVIDUAL TRUSTEE'S AFFIDAVIT

Re: Lots Seven (7), Eight (8), and Nine (9) of Block Two (2), Bixby and Minkler's Addition to Edgewood, as shown in Book 1, Plats, on Page 50, in the Office of the Recorder of Delaware County, Iowa, this including Lots 14, 15 and 16, Block 2, as shown in the correction of Bixby and Minkler's Addition to Edgewood, in Book 1 of Plats, on Page 90 thereof, in the office of said Recorder, excepting that portion of said premises described as commencing at the Southwest corner thereof, being on the North line of Harrison Street, and extending North a distance of 64 feet, thence at right angles East to the East line of said Lot 7, thence South to the southeast corner thereof, thence west along the North line of Harrison street to point of beginning.

STATE OF IOWA, COUNTY OF Delaware, ss:

I, Juanita M. Overmann, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Harold and Juanita Overmann Joint Revocable Trust, dated June 19, 2007, to which the above-described real estate was conveyed to the trustee by Harold and Juanita Overmann, pursuant to an instrument recorded June 25, 2007, in the office of the Delaware County Recorder in Book 2007, Page 2048.

2. I am the presently existing trustee under the Trust and I am authorized to convey the above described real estate to the purchaser of said real estate being Peter L. Elliot 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. A grantor of the trust is alive.

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

Juanita M. Overmann
Juanita M. Overmann, Affiant

Signed and sworn to (or affirmed) before me on 11-15-2019, by Juanita M. Overmann.

Robert J. Philipp
Signature of Notary Public

NOTARIAL SEAL IOWA
ROBERT J. PHILIPP
Commission Number 154854
MY COMM. EXP 2-1-20