Recorded: 1/22/2020 at 12:59:43.0 PM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 208

INDIVIDUAL TRUSTEES' AFFIDAVIT
Recorder's Cover Sheet

Preparer Information:
Benjamin M. Lange
Swisher & Cohrt, PLC
222 1st Street East
Independence, IA 50644
Phone: (319) 334-4488

Taxpayer Information:
Danny R. and Chris K. McDowell
1883 State Highway 13
Manchester, IA 52057

Return Document To:
Same as Taxpayer

Grantors:
Carl E. Whitaker and Linda Jean Hannan, as Trustees of the Carl and Verla Whitaker Revocable Trust, dated February 28, 1994

Grantees:
Danny R. and Chris K. McDowell

Legal Description: See Page 2

Document or instrument number if applicable:

INDIVIDUAL TRUSTEES' AFFIDAVIT

RE: Lots Eleven (11) and Twelve (12), Block One (1), Sunset Beach, a Subdivision of parts of Section Seventeen (17), Eighteen (18) and Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book 2 Plats, Page 20, said lots being a part of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section Seventeen (17); of the expecting rights of flowage.
AND
Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block One (1) Sunset Beach, a Subdivision of parts of Sections Seventeen (17), Eighteen (18) and Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth 5 P.M., according to plat recorded I Book 2 Plats, Page 20, said lots being a part of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW1/4) of said Section Seventeen (17); excepting rights of flowage.

STATE OF IOWA, COUNTY OF DELAWARE, ss:

We, Linda Jean Hannan and Carl E. Whitaker, being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

1. We are the trustees under the Carl and Verla Whitaker Revocable Trust, dated February 28, 1994, to which the above-described real estate was conveyed to the trustees by Carl E. Whitaker and Verla Toletha Whitaker, pursuant to an instrument recorded on March 2, 1994 in the office of the Delaware County Recorder in Book 132, Page 331.
2. We are the presently existing trustees under the Trust and we are authorized to sell the above-referenced property to Danny R. McDowell and Chris K. McDowell without any limitation or qualification whatsoever.
3. The Trust is in existence and we, the trustees, are authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.
4. One grantor of the trust is still alive.
5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Linda Jean Hannan, as Trustee of the above-entitled trust

Linda Jean Hannan, as Power of Attorney of Carl E. Whitaker, trustee of the above-entitled trust

Signed and sworn to (or affirmed) before me on the 21st day of January, 2020, by Linda Jean Hannan, Trustee of the Carl and Verla Whitaker Revocable Trust.

Teresa Turnis
Signature of Notary Public

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 2-25-20

Signed and sworn to (or affirmed) before me on the 21st day of January, 2020, by Linda Jean Hannan, Power of Attorney for Carl E. Whitaker, Trustee of the Carl and Verla Whitaker Revocable Trust.

Teresa Turnis
Signature of Notary Public

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 2-25-20