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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by and Return to: Steven E. Carr, 117 S. Franklin St., PO Box 333, Manchester, IA 52057 (563) 927-4164
Grantor: Steven E. Carr Grantee: Danny R. and Chris McDowell

AFFIDAVIT

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

The undersigned after being duly sworn on oath, states as follows:

1. This affidavit has to do with the following described real estate:

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 (SW¼) of the Southwest Quarter (SW¼) of said Section Seventeen (17); excepting 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 P.M., according to plat recorded in Book 2 Plats, Page 20, said lots being a part of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of said Section Seventeen (17); excepting rights of flowage.

2. I am a practicing attorney in Delaware County, Iowa.

3. I have reviewed the Individual Trustee's Affidavit and Trustee Warranty Deed that relate to a conveyance from the Carl and Verla Whitaker Revocable Trust, dated February 28, 1994 to Danny R. McDowell and Chris K. McDowell. In those documents

Linda Jean Hannan signed as Trustee. She also signed as Power of Attorney for Carl E. Whitaker, Trustee. Said documents were recorded in Book 2020, Page 208 and Book 2020, Page 209, respectively.

4. I have also reviewed the Revocable Trust Agreement of Carl and Verla Whitaker, dated February 28, 1994, which has not been recorded. "Amendment Number Two" states therein: "For the purpose of this trust, any Trustee alone may perform on behalf of the trustees all acts necessary for the acquisition, sale and transfer of personal and real property, including the giving of directions and the signing and endorsing of checks, applications, tax forms and other forms or documents; and no person dealing with the trustees need inquire into the propriety of any such act."

5. This Affidavit is intended to eliminate any question of authority there might be regarding Linda Jean Hannan's signing of the above referenced documents as Power of Attorney for Carl E. Whitaker, Trustee. Any such question is moot since the execution of the documents by her, alone, as Trustee was sufficient.

6. Verla Toletha Whitaker died July 30, 2012. No federal estate tax or Iowa inheritance tax was due as a result of her death.

Dated this 18th day of May, 2020.

S E Ca

Steven E. Carr

Subscribed and sworn to before me by Steven E. Carr this 18th day of May, 2020.

John M. Carr - Notary Public in and for the State of Iowa

JOHN M. CARR
Commission Number 192855
My Commission Expires
October 7, 2022