

THE IOWA STATE BAR ASSOCIATION
Official Form No. 113

G. Stephen Walters ISBA # 05813

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THIS FORM, CONSULT YOUR LAWYER

FILED NO. 901
BOOK 45 PAGE 268
98 AUG 21 AM 11:46
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information G. Stephen Walters, P O Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name Street Address City Phone



INDIVIDUAL TRUSTEE'S AFFIDAVIT

SPACE ABOVE THIS LINE
FOR RECORDER

RE: Lot Twenty-two (22) in Block Three (3) of Danforth's Second Addition to the Town of Winterset, Madison County, Iowa.



State of Iowa County of Madison SS:

I, Patricia A. Dwyer, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated May 23rd, 1990, to which the above-described real estate was conveyed to the trustee by Gary J. Dwyer and Patricia A. Dwyer, pursuant to an instrument recorded the 26th day of June, 1990, in the office of the Madison County Recorder in Town Lot Deed Record 56, page 21 (insert recording data).

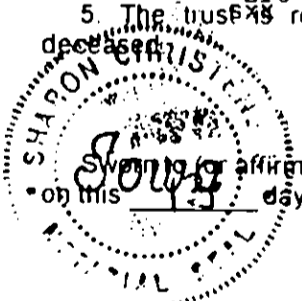
2. I am the presently existing trustee under the Trust and I am authorized to execute a Special Warranty Deed.

(describe the transfer to be made by the trustee to the bona fide purchaser), without any limitation or qualification whatsoever.

3. The Trust ^{are} 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 grantor of the trust ^{are} is/are alive.

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



Patricia A. Dwyer
Patricia A. Dwyer Affiant

Sworn to (or affirmed) and subscribed before me by Patricia A. Dwyer on this 26th day of August, 1998.

Sharon Christensen
My Commission Expires 9-8-98
Notary Public in and for said State