

THE IOWA STATE BAR ASSOCIATION
Official Form No. 113

ISBA # 90003

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

REC \$ 5.00

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BOOK 45 PAGE 486

99 JAN 12 PH 4: 07

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Mark R. Adams, 801 Grand, Suite 3100, Des Moines, Iowa 50309 (515) 283-1801
Individual's Name Street Address City Phone



INDIVIDUAL TRUSTEE'S AFFIDAVIT

SPACE ABOVE THIS LINE
FOR RECORDER

RE:

Lots 4 and 5, in Block 16, of Hartman and Young's Addition to the town of St. Charles, Madison County, Iowa.

State of Iowa County of Polk ss:

I, Graham J. Cook, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated September 12, 19 95, to which the above-described real estate was conveyed to the trustee by Margaret G. Cook, pursuant to an instrument recorded the 26th day of August, 19 96, in the office of the Madison County Recorder in Book 61 at Page 288 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to convey the above described property to Graham J. Cook and Sarah Cole, a/k/a Sarah Cook Zimmerman

(describe the transfer to be made by the trustee to the bona fide purchaser), 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 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.

Graham J. Cook
Graham J. Cook Affiant

Sworn to (or affirmed) and subscribed before me by Graham J. Cook on this 1st day of December, 19 98.

Joyce L. Wisgerhoff
Notary Public in and for the State of Iowa
My commission expires December 9, 1999

Joyce L. Wisgerhoff
Notary Public in and for said State