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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

E ✓ Prepared by and When Recorded, Return to: Stuart Ruddy, 5000 Westown Pkwy., Suite 400, West Des Moines, IA 50266 (515) 223-4000

STATE OF IOWA)
)SS.
COUNTY OF POLK)

AFFIDAVIT IN RE

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Parcel "F" located in the South Half (1/2) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twelve (12), Township Seventy-Seven (77) North, Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa, containing 3.09 acres, as shown in Plat of Survey filed in Book 2014, Page 683 on March 28, 2014, in the Office of the Recorder of Madison County, Iowa.



I, Gerard D. Neugent, being first duly sworn and under oath, state of my personal knowledge that:

1. I am the Co-Trustee of the William C. Knapp Revocable Trust ("Trust") to which an undivided one-half (1/2) interest in the above-described real estate was conveyed by K. Properties, L.L.C. pursuant to a Warranty Deed dated March 18, 2014, filed March 18, 2014 in Book 2014, at Page 609, in the Office of the Recorder of Madison County, Iowa.
2. Pursuant to the terms of the Trust, the Trust is in existence and as Co-Trustee, I am authorized to transfer the interests in the real estate as above-described, free and clear of any adverse claim.
3. I am authorized to transfer the above described property to John M. Bauer on behalf of the Trust without any limitation or qualification whatsoever.
4. The grantor of the Trust is alive.
5. The Trust is revocable.

Dated June 3, 2014.

Gerard D. Neugent

Gerard D. Neugent

Subscribed and sworn to before me, the undersigned, a Notary Public in and for the State of Iowa, by the ^{3rd} above-named Gerard D. Neugent, the Co-Trustee of the William C. Knapp Revocable Trust, this 3rd day of June, 2014.



Stuart Ruddy

Notary Public in and for the State of Iowa