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Date 4/25/2019 Time 3:01:24PM

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Daniel H. Swift, Swift Law Firm, 108 N. Madison, Manchester, IA 52057
Phone: (563) 927-4901

Taxpayer Information: (name and complete address)

Jacob W. Griztner, 1311 N. 5th St., Manchester, IA 52057

Return Document To: (name and complete address)

Jacob W. Griztner, 1311 N. 5th St., Manchester, IA 52057

Grantors:

Warren G. Harbaugh and Garnet I. Harbaugh, Co-Trustees, UTD 1-22-96

Grantees:

Jacob W. Griztner

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

7+MBK

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: That Part of Lot Seventeen (17) of the Subdivision of a part of the North one-half (N ½) of the Southeast Quarter (SE ¼) and the South one-half (S ½) of the Northeast Quarter (NE ¼) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 6, and part of the South one-half (S ½) of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. described as commencing at a point one hundred thirty two (132.0) feet West and one hundred eighty nine (189.0) feet South of the intersection of the South line of Clara Avenue with the West line of New Street in Manchester, Iowa, and running thence South ninety four (94.0) feet, thence West one hundred seventeen and fifteen one-hundredths (117.15) feet, thence North ninety-four (94.0) feet, thence East one hundred seventeen and fifteen one-hundredths (117.15) feet to the point of beginning, except street;

And the Grantors herein further hereby grant, sell and convey to said Grantees an Easement for use of the sewer line, as now installed and used, running from the said property herein conveyed, to Prospect Street, Manchester, Iowa; said sewer line being the same as that more fully described in that certain Deed wherein R.E. Schacherer, Sr. and Edyth C. Schacherer, husband and wife, are Grantees, and W.C. Snyder, Sr. and Mary Snyder, W.C. Snyder Jr. and Beverly L. Snyder are Grantors, said Deed recorded in Book 74, on page 615, of the Deed of Record of the Recorder of Delaware County, Iowa, said Affirmative Easement being more fully described in Affidavit of W. C. Snyder, Jr. dated April 25, 1951, and filed May 8, 1951, in Book 5, AFF., Page 384.

STATE OF IOWA, COUNTY OF DELAWARE, ss:

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

1. I am the trustee under the Warren G. Harbaugh and Garnet I Harbaugh, Co-Trustees, UTD 1-22-96 trust dated January 22, 1996, to which the above-described real estate was conveyed to the trustee by Warren G. Harbaugh and Garnet I Harbaugh, husband and wife, pursuant to an instrument recorded April 11, 1996, in the office of the Delaware County Recorder in Book 136, Page 215.
2. I am the presently existing Trustee under the Trust and I am authorized to convey title to the following described Real Estate, to-wit:

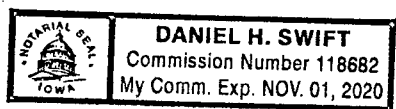
RE: That Part of Lot Seventeen (17) of the Subdivision of a part of the North one-half (N ½) of the Southeast Quarter (SE ¼) and the South one-half (S ½) of the Northeast Quarter (NE ¼) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 6, and part of the South one-half (S ½) of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. described as commencing at a point one hundred thirty two (132.0) feet West and one hundred eighty nine (189.0) feet South of the intersection of the South line of Clara Avenue with the West line of

New Street in Manchester, Iowa, and running thence South ninety four (94.0) feet, thence West one hundred seventeen and fifteen one-hundredths (117.15) feet, thence North ninety-four (94.0) feet, thence East one hundred seventeen and fifteen one-hundredths (117.15) feet to the point of beginning, except street;

And the Grantors herein further hereby grant, sell and convey to said Grantees an Easement for use of the sewer line, as now installed and used, running from the said property herein conveyed, to Prospect Street, Manchester, Iowa; said sewer line being the same as that more fully described in that certain Deed wherein R.E. Schacherer, Sr. and Edyth C. Schacherer, husband and wife, are Grantees, and W.C. Snyder, Sr. and Mary Snyder, W.C. Snyder Jr. and Beverly L. Snyder are Grantors, said Deed recorded in Book 74, on page 615, of the Deed of Record of the Recorder of Delaware County, Iowa, said Affirmative Easement being more fully described in Affidavit of W. C. Snyder, Jr. dated April 25, 1951, and filed May 8, 1951, in Book 5, AFF., Page 384.

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. One Grantor of the Trust is alive. Warren G. Harbaugh is not alive.
5. Form 706, United States Estate Tax Return, was not required to be filed as a result of the death of Warren G. Harbaugh.
6. An Iowa Inheritance Tax Return is not required to be filed pursuant to Section 450.22 Subsection 2 and 3, as a result of the death of Warren G. Harbaugh.
7. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.



Garnet I. Harbaugh
Garnet I. Harbaugh as Trustee of the Warren G.
Harbaugh and Garnet I. Harbaugh,
Co-Trustees, UTD 1-22-96

Signed and sworn to (or affirmed) before me on 4/13/19, by Garnet I.
Harbaugh as Trustee of the Warren G. Harbaugh and Garnet I. Harbaugh, Co-Trustees, UTD
1-22-96

[Signature]
Signature of Notary Public