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PATRICK F GILL, AUDITOR AND RECORDER
WOODBURY COUNTY IOWA

**TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet**

Preparer Information:

Jeremy B. Saint, 614 Pierce Street, Sioux City, IA 51101, Phone: (712) 277-4561

Taxpayer Information:

Contract Buyer:

A.D., L.L.C.
P.O. Box 2669
Sioux City, IA 51106

Contract Seller:

Three Bee's, L.C.
2201 East 4th Street
Sioux City, IA 51101

Return Address

m Jeremy B. Saint
614 Pierce Street
Sioux City, IA 51101

Grantor:

Jeanene Ann Book as Trustee of the Jeanene Ann Book Revocable Trust created under Agreement dated June 29, 2004

Grantee:

See Page 2.

Legal Description: See Page 2.

Document or instrument number of previously recorded documents: N/A.

TRUSTEE'S AFFIDAVIT

RE: See real estate described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Real Estate").

STATE OF IOWA, COUNTY OF WOODBURY, ss:

I, Jeanene Ann Book, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the *Jeanene Ann Book Revocable Trust created under Agreement dated June 29, 2004* (hereinafter "Trust"), to which the above-described real estate was conveyed.

2. I am the presently existing trustee under the Trust and I am authorized to convey to Three Bee's, L.C. the Trust's interest in the Real Estate, consisting of a vendor's interest under that certain Real Estate Contract – Installments by and between the trustee of the Trust, as vendor, and A.D., L.L.C., an Iowa limited liability company, as vendee, dated July 31, 2013 and filed for record July 31, 2013 in Roll 730, Image 13679 (the "Contract").

3. The Trust is in existence and I, the trustee, am authorized to transfer the interest in the Real Estate as described in paragraph 2, free and clear of any adverse claims except as otherwise stated above.

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.

Dated: 5th January 2016

Jeanene Ann Book Trustee

Jeanene Ann Book as Trustee of the Jeanene Ann Book Revocable Trust created under Agreement dated June 29, 2004

STATE OF IOWA, COUNTY OF WOODBURY:

Signed and sworn to (or affirmed) before me on January 5, 2016 by Jeanene Ann Book as Trustee of the Jeanene Ann Book Revocable Trust created under Agreement dated June 29, 2004.



Linda L. Schmoll
Notary Public – State of Iowa

Exhibit "A"
LEGAL DESCRIPTION

Lots 4 and 5 and the west 30 feet of Lot 6, Block 1, Fourth Street Addition to Sioux City, Woodbury County, Iowa also the east ten (10) feet of Lot 6, all of Lot 7, that part of Lots 8 and 9, Block 1, Fourth Street Addition to Sioux City, Iowa and all of Lots 1, 2, and 3, Block 1, and that part of Lots 1, 2, 3, and 4, and all of Lot 5, Block 2, and all that part of Outlot "A", and all that part of vacated Fourth Street lying between said Blocks 1 and 2, and said vacated Fourth Street extended southeasterly across said Outlot "A", all in Fourth Street Addition to Sioux City, Iowa Second Filing, and all being bounded and described as follows:

"Beginning at the northwest corner of the said east 10 feet of Lot 6, Block 1, Fourth Street Addition, thence east along the north lines of the said lots 6, 7, 8 and 9 in block 1, Fourth Street Addition for a distance of 80 feet; thence with an angle to the right of $56^{\circ}36'30''$ for a distance of 157.40 feet to the west line of Fairmont Street; thence with an angle to the right of $33^{\circ}17'$ and south along the west line of said Fairmont Street, a distance of 191.95 feet to the north line of Third Street; thence west along the north line of Third Street, a distance of 167.66 feet to a point which is located 22 feet east of the west line of Fourth Street Addition to Sioux City, Iowa, Second Filing; thence north parallel to the west line of the said Fourth Street Addition, Second Filing, a distance of 176.45 feet to the southwest corner of the said east 10 feet of Lot 6, Block 1, Fourth Street Addition; thence continuing north along the west line of the said east 10 feet of Lot 6, Block 1, Fourth Street Addition, a distance of 147.4 feet to the point of beginning."