AFFIDAVIT

STATE OF IOWA )
) ss:
COUNTY OF DELAWARE )

I, Donald J. Dolphin, being first duly sworn on oath depose and state the following:

1. That I am an attorney at law practicing in the City of Manchester, Delaware County, Iowa. That I have practiced law in Manchester, Iowa, in excess of forty years, that I am familiar with the real estate in and around Manchester, Iowa, and particularily Ballard's Subdivision of part of Lot I and Lots M and N of Iowa Land Company's Subdivision in Manchester, Iowa.

2. That I know Gladys M. Koehne, who is the titleholder of certain real estate legally described as follows:

> The North one hundred thirty two (132.0) feet of Lot Seventeen (17) in Ballard's Subdivision of part of Lot I and of Lots M and N of Iowa Land Company's Subdivision, a part of Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 120.

3. That said real estate was previously conveyed to the said Gladys M. Koehne and Clarence C. Koehne pursuant to Warranty Deed dated March 4, 1946. That the description used in said deed is as follows:

> The North one hundred thirty two (132.0) feet of Lot Seventeen (17) of Ballard's Subdivision of a Subdivison of part of Lot I and of Lots M and N in Iowa Land Company's Subdivision of part of Manchester, Iowa.

4. That Ballard's Subdivision is in fact a subdivision of part of Lot I and Lots M and N of Iowa Land Company's Subdivision and is not a subdivision of a subdivision of part of Lot I and Lots M and N.

5. That the real estate described in the Warranty Deed to Clarence C. Koehne and Gladys M. Koehne dated March 4, 1946 does in fact refer to and is the same real estate as described in Paragraph 1 hereof.

Dated this 28th day of December, 1989.

Donald J. Dolphin

THOMAS J. HANSON NOTARIAL SEAL IOWA

Subscribed and sworn to before me this 28th day of December, 1989.

Notary Public in and for the State of Iowa
(Thomas J. Hanson)

FILE No. 300-1518
RECORDING FEE $ 5.00
TRANSFER FEE $

FILED FOR RECORD THE 3 DAY OF January, 19 90 AT 1:47 O'CLOCK P M. BOOK 16 PAGE 125

STATE OF IOWA, DELAWARE COUNTY
Joan Sheppard, Recorder
Aff.