AFFIDAVIT

The West one-half (W½) of the Northwest Quarter (NW¼) and the West three-eighths (W 3/8ths) of the East one-half (E½) of the Northwest Quarter (NW¼), Section Fifteen (15), Township Eighty Nine (89) North, Range Six (6), West of the Fifth P.M. in Delaware County, Iowa.

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

I, Joseph Wiewel, being first duly sworn on oath depose and state that I am the Chairman of the Board of the First State Bank of Manchester, Iowa. Pursuant to a Warranty Deed dated April 4, 1986, First State Bank received from Richard L. Wendling and Marlene Y. Wendling, husband and wife, a Warranty Deed to the above described property, which said deed was given in satisfaction of and in lieu of foreclosure on a mortgage in favor of First State Bank, having been recorded in Book 92, Page 175 of the records of the Delaware County Recorder. Thereafter, the First State Bank entered into an agreement with LeRoy Schnieders and Valene Schnieders to purchase the above described real estate for a total purchase price of $105,000.00, requiring a down payment of earnest money in the amount of $5,000.00. Upon receipt of said offer and prior to acceptance of said offer the First State Bank addressed a letter to Marlene Y. Wendling on November 8, 1989, informing her of receipt of said offer and informing her that she had the right, within ten days of receipt of said letter to purchase said real estate under the same terms and conditions as received in the offer from LeRoy and Valene Schnieders. Said letter was sent to Mrs. Wendling certified, return receipt requested and said letter was delivered to and received by her on November 8, 1989. That the said Marlene Wendling failed to exercise her rights to purchase said real esatate.

That Richard L. Wendling is deceased, having passed away on October 7, 1987. That Marlene Wendling was the sole beneficiary of the estate of Richard L. Wendling, deceased.

Joseph Wiewel

Subscribed and sworn to before me by Joseph Wiewel this 20th day of February, 1990.

CHRISTINE L. TOGELER
My Commission Expires
3-6-92

Christine L Togeler
Notary Public in and for the State of Iowa

FILE No. 312-1932
RECORDING FEE $ 5.00
TRANSFER FEE $

FILED FOR RECORD THE 28 DAY OF February, 1990 AT 10:35 O'CLOCK A. M. BOOK 16 PAGE 144

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