AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA )
) ss:
COUNTY OF DELAWARE )

I, Jackie Johnson, being first duly sworn do depose and state:

I am one of the Vice-Presidents of Community Savings Bank in Edgewood, Iowa.

I am the Ms. Art "Jackie" Johnson of Edgewood, Iowa who was appointed as agent by the Court in the Carl S. Thurn estate for the purpose of collecting monthly installments due in the contract between Deryl D. Hines and James L. Thurn and Shirley M. Thurn.

The contract in question concerns the sale of the following described property in Delaware County:

ALL THAT PART OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWO (2), TOWNSHIP NINETY (90) NORTH, RANGE FIVE (5), WEST OF THE FIFTH P.M. LYING EAST OF THE CHICAGO, MILWAUKEE & ST. PAUL RAILROAD RIGHT-OF-WAY, EXCEPT THE CATHOLIC CEMETERY DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4), THENCE NORTH FOURTEEN (14) RODS, THENCE WEST FOURTEEN (14) RODS, THENCE SOUTH FOURTEEN (14) RODS, THENCE EAST TO THE POINT OF BEGINNING, AND ALSO EXCEPT LOT ONE (1) IN THE FRACTIONAL NORTHEAST QUARTER OF THE NORTHEAST QUARTER (FR NE 1/4-NE 1/4), OF SECTION TWO (2), TOWNSHIP NINETY (90) NORTH, RANGE FIVE (5) WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 6 PLATS, PAGE 14; ALSO ALL OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY'S ONE HUNDRED (100) FOOT WIDE RIGHT-OF-WAY ACROSS THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWO (2), TOWNSHIP NINETY (90) NORTH, RANGE FIVE (5), WEST OF THE FIFTH P.M.

I know from my own personal knowledge that the Buyers under said contract have complied with all terms and conditions of said contract and have paid the required consideration in full to Shirley M. Thurn and are entitled to a Warranty Deed in satisfaction of the contract.

FILE No. 13-2672
RECORDING FEE $ 10.00
TRANSFER FEE $

FILED FOR RECORD THE 15 DAY OF May, 1990 AT 11:24 O'CLOCK A. M. BOOK 16 PAGE 188

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

Legal title to said property passed to Shirley M. Thurn from the Carl S. Thurn estate and therefore a Warranty Deed from her has been conveyed to the Buyers in satisfaction of the contract. The Court Officer Deed in the Carl S. Thurn estate file was not conveyed as the estate no longer had any interest in the property.

This affiant has complied with the order of the Court in the Carl S. Thurn estate in all respects.

Jackie Johnson

Jackie Johnson

Subscribed, sworn and acknowledged before me by Jackie Johnson this 27th day of April, 1990.

NOTARIAL SEAL IOWA WILLIAM D. WERGER Oct. 6, 1992

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA