AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA)
) S
COUNTY OF LINN)

I, Michael Mollman, first being duly sworn on oath, depose and state that I am a practicing attorney in Cedar Rapids, Iowa. That I was the attorney representing the Executors in the estate of Howard L. Fairchild, Delaware County Probate File P-1926. That the original Probate Inventory in said estate listed real estate owned by decedent as:

> Lot No. 3 and the West 6 Feet of the N. 100 feet of Lot 4 of Sherwood and Cummings Addition to Sand Springs.

where in fact the decedent, at the time of his death, owned the following-described real estate situated in Delaware County, Iowa:

> Lots One (1), Two (2), Three (3), and the West six (6.0) feet of the North one hundred (100.0) feet of Lot Four (4), Sherwood and Cummings Addition to Sand Springs, Iowa, according to plat recorded in Book 1 L.D., Page 300.

as shown in a subsequent Petition for Authority to Sell Real Estate filed November 15, 1984, in said Estate, which accurately set forth the real estate owned by the Decedent at the time of his death.

That the Probate Inventory inadvertently omitted a portion of the real estate owned by the decedent at his death. That it was the Executor's intention to convey all of the real estate owned by the decedent to Lambert E. Reiter and June H. Reiter by Court Officer Deed dated November 13, 1984, and recorded December 13, 1984, in Book 44, Page 369, Delaware County Records. That the Warranty Deed conveying Lots 1 and 2 of the above described property dated December 7, 1984, and filed for record December 13, 1984, in Book 44 T.L.D., Page 370, Delaware County Recorder Records, from the heirs of Howard L. Fairchild to the Reiters was supplemental only to the previously conveyed Court Officer Deed.

Dated this 30th day of July, 1991.

/s/ Michael Mollman
MICHAEL MOLLMAN

DEBRA M. COLLINS NOTARIAL SEAL Iowa

Subscribed and sworn to before me by the said Michael Mollman on this 30th day of July, 1991.

/s/ Debra M Collins
NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

FILE No. 116-412
RECORDING FEE $ 5.00
TRANSFER FEE $

FILED FOR RECORD THE 9 DAY OF August, 19 91 AT 12:10 O'CLOCK P M. BOOK 16 PAGE 370

STATE OF IOWA, DELAWARE COUNTY
Jane A. Lloyd, Recorder
Aff.