AFFIDAVIT EXPLANATORY OF TITLE

I, William D. Werger, being first duly sworn do depose and state:

1. I am the acting and designated attorney for the Conservator of Leola B. Ham.

2. I prepared the initial inventory for her conservatorship which was filed June 5, 1991, and included the following described real estate:

Lot Nine (9) and the East one-half (E 1/2) of Lots Six (6), Seven (7) and Eight (8) in Block Eight (8), also a strip of land off from the West ends of Lots Four (4) and Five (5) in said Block Eight (8), described as follows: Commencing at the Southwest corner of said Lot Five (5) and running from thence East four and one-half (4 1/2) feet, thence North one hundred seven (107) feet, thence West four and one-half (4 1/2) feet, to the East side of the alley in said Block Eight (8), thence South to the place of beginning; also the alley in said Block Eight (8); all in said Block Eight (8) of Pitkin's Addition to the Town of Earlville, formerly Nottingham, Iowa; same being a part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty Five (35), Township Eighty Nine (89) North, Range Four (4), West of the Fifth P.M.

3. I also prepared the Application for Authority to Sell Real Property and Report of Sale which was filed on July 13, 1993, and which included the same legal description contained in the previous paragraph.

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4. An error was made in that a portion of the property should not have been included in either the Initial Report or the Application as follows:

Commencing at the Southwest corner of Lot Five (5) in Block Eight (8) and running from thence East four and one-half (4 1/2) feet, thence North One Hundred Seven (107) feet, thence West four and one half (4 1/2) feet to the East side of the alley in said Block Eight (8), thence South to the place of beginning, All in said Block Eight (8) of Pitkin's Addition to the Town of Earlville, formerly Nottingham, Iowa.

5. This mistake was pointed out to me prior to the preparation and filing of the Court Officer Deed pursuant to the Court's Order Approving Sale in the Leola B. Ham Conservatorship on August 3, 1993.

6. The Conservator makes no claim on said property as described in paragraph 4 as the inclusion of said property was inadvertent.

William D. Werger

Subscribed, sworn and acknowledged before me a Notary Public by William D. Werger this 12th day of October, 1993.

JANET R. OAKLEAF
MY COMMISSION EXPIRES
October 10, 1994

Notary Public In and For the
State of Iowa

FILE No. 324-1112
RECORDING FEE $ 6.00
TRANSFER FEE $

FILED FOR RECORD THE 12 DAY OF October, 1993 AT 2:58 O'CLOCK P M. BOOK 17 PAGE 238

STATE OF IOWA, DELAWARE COUNTY
Deborah L. Peyton, Recorder
Aff.