AFFIDAVIT

In Re: Property located in Delaware County, Iowa, described in Exhibit "A" attached hereto and by this reference made a part hereof.

STATE OF IOWA)
) ss
COUNTY OF LINN)

We, **RICHARD J. KLOSTERMAN and JOYCE A. KLOSTERMAN,** being first duly sworn on oath, depose and state of our personal knowledge that:

1. We are the Trustees of the **RICHARD AND JOYCE KLOSTERMAN REVOCABLE TRUST, DATED MARCH 11, 1992,** to which Trust the above-described real estate was conveyed by **RICHARD J. KLOSTERMAN and JOYCE A. KLOSTERMAN,** husband and wife, pursuant to three Warranty Deeds as follows:

(a) Warranty Deed for Tract A described in Exhibit "A" attached hereto, which deed is dated March 11, 1992 and filed for record April 23, 1992 in Book 129 at Page 254 of the records of the Delaware County, Iowa, Recorder;

(b) Warranty Deed for Tract B described in Exhibit "A" attached hereto, which deed is dated March 11, 1992 and filed for record April 23, 1992 in Book 129 at Page 255 of the records of the Delaware County, Iowa, Recorder;

(c) Warranty Deed for Tract C described in Exhibit "A" attached hereto, which deed is dated March 11, 1992 and filed for record April 23, 1992 in Book 51 at Page 229 of the records of the Delaware County, Iowa, Recorder.

2. We are the presently existing Trustees under the said Trust and are authorized to sell and convey the above-described real estate to **RICHARD J. KLOSTERMAN** as Trustee of the **RICHARD J. KLOSTERMAN REVOCABLE TRUST DATED MAY 24, 1994,** an undivided one-half interest, and to **JOYCE A. KLOSTERMAN** as Trustee of the **JOYCE A. KLOSTERMAN REVOCABLE TRUST DATED MAY 24, 1994,** an undivided one-half interest, being the bona fide transferees thereof, without any limitation or qualification whatsoever.

3. The Trust has been in continual existence since March 11, 1992 and we, as Trustees, are authorized to transfer the interests in the said real estate, as set out in Paragraph 2 above, free and clear of any adverse claim.

4. With regard to the execution of a Trustees' Deed to the said transferees of the above-described real estate, we hereby warrant as follows:

(a) That the Trust pursuant to which the transfer is made is duly executed and in existence.

FILE No. 42-3694
RECORDING FEE $ 16.00
TRANSFER FEE $
FILED FOR RECORD THE 6 DAY OF June 19 94 AT 2:12 O'CLOCK P. M. BOOK 17 PAGE 321
STATE OF IOWA, DELAWARE COUNTY
Deborah L. Peyton, Recorder
AFF.

(b) That Trustors were under no disability or infirmity at the time the Trust was created.

(c) That the transfer by the Trustees to the transferees is effective and rightful.

(d) That these Trustees know of no facts or legal claims which might impair the validity of the Trust or the validity of the transfer.

Dated this 24th day of May, 1994.

Richard J. Klosterman
RICHARD J. KLOSTERMAN

Joyce A. Klosterman
JOYCE A. KLOSTERMAN

Subscribed and sworn to before me by **RICHARD J. KLOSTERMAN and JOYCE A. KLOSTERMAN** this 24th day of May, 1994.



NOTARY PUBLIC IN AND FOR THE STATE OF Iowa
Darrel A. Morf

EXHIBIT "A"

TRACT A:

The East one-half (E ½) of the Northwest Quarter (NW¼), except a strip of land used for railway purposes and further excepting that part of the said eighty (80) acres lying West of the Chicago, Milwaukee & St. Paul Railway; and the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼); and all that part of the West one-half (W ½) of the Northwest Quarter (NW¼) which lies East of the Chicago, Milwaukee & St. Paul Railway, all in Section Thirty-two (32), Township Ninety (90) North, Range Four (4), West of the Fifth P.M., except that part of the East one-half (E ½) of the Northwest Quarter (NW¼) of said Section Thirty-two (32) described as commencing at the Northeast corner of said Northwest Quarter (NW¼), thence South two hundred twenty (220) feet along the East line of said Northwest Quarter (NW¼), thence North 89° 56' 10" West five hundred ninety four (594) feet, thence North two hundred twenty (220) feet to the North line of said Northwest Quarter (NW¼), thence South 89° 56' 10" East five hundred ninety four (594) feet along said North line to the point of beginning. The East line of the Northwest Quarter (NW¼) of said Section Thirty-two (32) is assumed to bear due North and South

and

The South one-half (S ½) of the Northeast Quarter (NE¼), and the West one-half (W ½) of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Thirty-two (32), Township Ninety (90) North, Range Four (4) West of the 5th P.M., in Delaware County, Iowa.

Subject to all rights, reservations, restrictions, liens and encumbrances of record.

TRACT B:

The South Half (S ½) of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Thirteen (13), the North Half (N ½) of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section Thirteen (13), the North Three-fourths (N 3/4)of the West Half (W ½) of the Northeast Quarter (NE¼) of Section Thirteen (13), and the West Half (W ½) of the Southeast Quarter (SE¼) of Section Twelve (12), including all of Chicago, Milwaukee, St. Paul and Pacific Railroad Company's 100 foot wide right of way across the NW¼ SE¼ and SW¼ SE¼, containing, in the aggregate, 3.93 acres, more or less, conveyed to Grantors by Quit Claim Deed, dated June 21, 1979, and recorded in the County Recorder's Office for Delaware County on September 13, 1979, in Book 106, Page 185, all the foregoing in Section 12, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa.

Subject to all rights, reservations, restrictions, liens and encumbrances of record.

TRACT C:

Lots One (1) and Two (2) of I. W. Chapman's Addition to Edgewood, Iowa, according to Plat recorded in Book Two (2) Plats, Page 48, Delaware County, Iowa.

Subject to all rights, reservations, restrictions, liens and encumbrances of record.