CLAUDE J. CLUTE, TRUSTEE

AFFIDAVIT IN RE:

The South one-half (S½) of the Northwest Quarter (NW¼), except that part described as commencing at the Southwest corner thereof and running thence North two hundred forty eight (248.0) feet, thence in a Southeasterly direction along the road right-of-way four hundred seventeen (417.0) feet to the South line of said Northwest Quarter (NW¼), thence West along said South line three hundred seventy eight (378.0) feet to the point of beginning; and that part of the East five-eighths (E 5/8) of the North one-half (N½) of the Southwest Quarter (SW¼) lying North of a line described as commencing at a point thirty seven (37.0)feet South of the Northeast corner of said Southwest Quarter (SW¼), thence South 47° 35' West three hundred thirty one and two-tenths (331.2) feet, thence South 57° 43' West two hundred forty six and five-tenths (246.5) feet, thence South 89° 10' West two hundred seventy and four-tenths (270.4) feet, thence South 66° 25' West one hundred thirty one and seven-tenths (131.7) feet, thence North 84° 03' West one hundred sixty seven and three-tenths (167.3) feet, thence South 34° 37' West two hundred thirty two and eight-tenths (232.8) feet, thence North 85° 53' West two hundred twenty five (225.0) feet, thence North 61° 11' West three hundred seventy seven and six-tenths (377.6) feet to the West line of the East five-eighths (E 5/8) of the North one-half (N½) of said Southwest Quarter (SW¼), all in Section Thirteen (13), Township Ninety (90) North, Range Four (4), West of the Fifth Principal Meridian, Delaware County, Iowa.

STATE OF CALIFORNIA )
) ss:
PLACER COUNTY )

I, Claude J. Clute, being first duly sworn and under oath state of my personal knowledge that:

1. I am the Trustee under the Trust dated May 22, 1986, to which the above described real estate was conveyed to the trustee by Claude J. Clute, Successor Trustee under that certain Trust Agreement dated May 22, 1986, pursuant to an instrument recorded on the 7th day of March, 1994, and recorded in the office of the Delaware County Recorder in Book 132, L.D., Page 338.

2. I am the presently existing Trustee under the Trust and am authorized to sell the above described property to Ty J. Sabin and Christina E. Dando, husband and wife, bona fide purchasers, without any limitation or qualification whatsoever.

3. The Trust is in existence and I as Trustee am authorized to transfer the interest in the real estate described as above, free and clear of any adverse claims.

Claude J. Clute

Claude J. Clute, Trustee

Sworn to and subscribed before me by Claude J. Clute on this 15th day of June, 1994.

OFFICIAL SEAL
CHRISTINE HEBARD
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
My Comm. Expires Nov. 3, 1995

Christine Hebard

Christine Hebard Notary Public in and for the State of California.

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| FILE No. 45-3825 | FILED FOR RECORD THE 20 DAY OF | STATE OF IOWA, DELAWARE COUNTY |
| RECORDING FEE $ 6.00 | June 19 94 AT 3:13 | Deborah L. Peyton, Recorder |
| TRANSFER FEE $ | O'CLOCK P M. BOOK 17 PAGE 325 | Aff. |