AFFIDAVIT

The undersigned, Gary L. Kramer, first being duly sworn on oath deposes and states:

1. That I am the natural son of Paul H. Kramer and Ruby I. Kramer, and I have two sisters, namely Pauline Seden and Shirley Dorland, who are also the natural children of Paul H. Kramer and Ruby I. Kramer.

2. That my two sister and myself are the only natural children of Paul H. Kramer and Ruby I. Kramer, and their sole heirs at law.

3. Ruby I. Kramer died on May 14, 1987, and her estate was not probated.

4. Paul H. Kramer died on February 8, 1994, and his estate was not probated.

5. That Paul H. Kramer and Ruby I. Kramer were the owners, during their lives of certain real estate described as:

> The Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 23, Township 90 North, Range 6, West of the 5th P.M., except part thereof described as beginning at a point 956 chains East of the Northwest corner of the Southeast Quarter of the Northwest Quarter, thence East on Section line 3.45 chains, thence South 4.82 chains, thence West 2.45 chains, thence North 1.62 chains, thence West 1.00 chain, thence North 3.20 chains to the point of beginning.

6. The above described real estate was sold by the said Paul H. Kramer and Ruby I. Kramer on September 21, 1977, to William D. Pettlon and Lois M. Pettlon, as joint tenants with full rights of survivorship and not as tenants in common, by Real Estate Contract-Installments, which was recorded in Book 102 at page 194 of the records of Delaware County, Iowa.

7. That a corrected Real Estate Contract for this real estate was recorded in Book 102 at page 226 of the records of Delaware County, Iowa.

8. That the contract was due March 1, 1993, and all payments were made on or before that date by William D. Pettlon and Lois M. Pettlon, which date was before my father's death.

9. That my father did not issue a General Warranty Deed to

FILE No. 102-1999
RECORDING FEE $ 11.00
TRANSFER FEE $
FILED FOR RECORD THE 1 DAY OF Feb., 19 95 AT 1:10 O'CLOCK P M. BOOK 18 PAGE 94
STATE OF IOWA, DELAWARE COUNTY
Deborah L. Peyton, Recorder
Aff.

William D. Pettlon and Lois M. Pettlon as required in the Real Estate Contract before his death.

10. That my sisters, myself and our spouses have now issued a deed to William D. Pettlon and Lois M. Pettlon.

11. That at the time of our father's death, there were no payments due on the Real Estate Contract for the sale of the above described real estate.

12. Further than this affiant saith naught.

Gary L. Kramer

Gary L. Kramer

STATE OF ILLINOIS)
) ss.
COUNTY OF STEPHENSON)

On this 5th day of December, 1994, before me the undersigned, a Notary Public in and for said State, personally appeared Gary L. Kramer, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

"OFFICIAL SEAL"
Carol E. Stich
Notary Public, State of Illinois
My Commission Expires 12/11/94

Carol E. Stich

Notary Public in and for the
State of Illinois.