AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA )
) ss:
DELAWARE COUNTY )

RE: Lot 902 and the West Six feet of Lot 901 in the City of Manchester, Iowa.

I, Sharon McCrabb, first being duly sworn, on oath, depose and state:

1. That I am the Auditor of Delaware County, Iowa, and have been so for more than 18 years last past.

2. That part of the duties of the Auditor concerns the keeping of records and other matters for the Board of Supervisors of Delaware County.

3. That the Board of Supervisors on September 16, 1983, received authority from the District Court of Iowa in and for Delaware County to establish a general conservatorship for individuals dependent on Delaware County in some capacity and who were unable to manage their own property; that Harold L. Perry was one of those individuals and that I have been advised that he held a 1/6 of a 1/5 interest in the above described real estate.

4. That the purpose of the general conservatorship was to manage money payable to Harold L. Perry by the United States through the Veterans Administration and did not concern the management or control of any real property owned or possessed by Harold L. Perry.

5. That on February 23, 1988, again by order of the District Court, the conservator was discharged from further responsibility for the property of Harold L. Perry and, on October 17, 1988, the Delaware County Board of Supervisors signed a fiduciary agreement with the Veterans Administration whereby it agreed to serve as the legal custodian to receive VA funds for Harold L. Perry and to administer the funds for the exclusive benefit of Harold L. Perry.

6. That in June of 1991, the medical center at Knoxville, Iowa, was named as payee for the VA benefits of Harold L. Perry and since that time there has been no authorization nor responsibility on the part of the Delaware County Board of Supervisors to act in any capacity in regard to the property, real or personal, of Harold L. Perry.

Dated this 21 day of February, 1995.

Sharon McCrabb

Subscribed and sworn to before me by the said Sharon McCrabb this 21st day of February, 1995.

Mary Lou Tracey, Notary Public in and for the State of Iowa.

FILE No. 106-2164
RECORDING FEE $ 6.00
TRANSFER FEE $

FILED FOR RECORD THE 24 DAY OF February, 1995 AT 10:00 O'CLOCK A M. BOOK 18 PAGE 98

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