AFFIDAVIT

In Re:

Parcel A:

Lot 15, 14 and West 41 1/2 feet of Lot 13, Ballard Subdivision of part of Lot I, M and N of Iowa Land Company Subdivision of part of village, now Manchester, Iowa. Lots 31 and 32 Ballard Subdivision of part of Lot I, M and N of Iowa Land Company Subdivision of Manchester, Iowa. Same being a part of the Northeast Quarter (NE 1/4) of Northwest Quarter (NW 1/4) of Section 32, Township 89 North, Range 5, West of the 5th P.M., except Parcel #4 of the River Corridor Trail-Phase I, City of Manchester, Iowa, pursuant amended acquisition plat reorded in Book 6 Plats, Page 210, in the Ooffice of the Delaware County Recorder.

Parcel B:

That part of Lot 2 of Ballard's Subdivision of part of Lot "I" and of Lots "M" and "N" of Iowa Land Company's Subdivision of part of Manchester, iowa, described as commencing at the Northwest corner of Lot 15 of said Ballard's Subdivision, thence North and perpendicular to the North line of Main Street, a distance of 36 feet, thence East and parallel to the North line of Main Street, a distance of 154 1/2 feet, thence South and perpendicular to the North line of Main Street, a distance of 36 feet, thence West and parallel to the North line of Main Street, a distance of 154 1/2 feet to place of beginning.

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

I, Robert L. Stephen, being first duly sworn and under oath state by my personal knowledge that:

1. That I am the Trustee under the Trust dated February 1, 1985, in which Parcel A described above was conveyed to the Trustee by Paul Stephen and Leona M. Stephen, husband and wife, pursuant to an instrument recorded on the 13th day of September, 1994, recorded in the Office of the Delaware County Recorder in Manchester, Iowa, in Book 53, T.L.D., Page 369 of the records of

FILE No. 113-2402
RECORDING FEE $ 11.00
TRANSFER FEE $
FILED FOR RECORD THE 21 DAY OF March, 1995 AT 2:03 O'CLOCK P M. BOOK 18 PAGE 111
STATE OF IOWA, DELAWARE COUNTY
Deborah L. Peyton, Recorder
Aff.

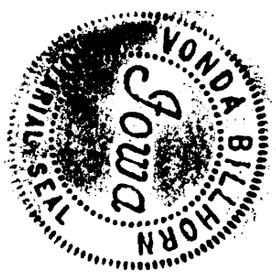
the Delaware County Recorder. That further the real estate described above in Parcel B was conveyed to the Trustee by Wayland Max Boren, Jr. and Susan E. Boren, husband and wife, pursuant to an instrument recorded on the 15th day of March, 1993, in Book 52, T.L.D, Page 199 of the records of the Delaware County Recorder.

2. That I am the presently existing Trustee under the Trust and I am authorized to terminate the Trust at any time without any limitation or qualification whatsoever. That further, I am authorized at any time without limitation or qualification whatsoever, to sell and convey real or personal property and to distribute principal in cash or in kind, and that the conveyance being made with respect to the above described real estate is a distribution in kind of real estate for the benefit of the beneficiaries of the Trust, being Jamie Ann Stephen, now known as Jamie Ann Carroll, and Heidi Rae Stephen, now known as Heidi Rae Roussell.

3. The Trust is in existence and I, as Trustee, am authorized to transfer the interests in the real estate as described in Paragraph 2, free and clear of any adverse claims.

Robert L. Stephen

Subscribed and sworn to before me by Robert L. Stephen, this 19th day of January, 1995.



Vonda Billhorn
Notary Public in and for the State of Iowa

Vonda Billhorn