A F F I D A V I T

I, Donald L. Tauke, a married person, having received a Sheriff's Deed of Title to certain Real Estate in Delaware County, Iowa (See Exhibit A attached for Legal Description) dated December 8, 1994, and filed for record the 20th day of December 1994 with Delaware County Recorder in Book 134, Page 140, do hereby make the following statements pertaining to Section 654.16A of the Iowa Code:

1. A copy of Section 654.16A, Iowa Code, along with my cover letter, was sent by Certified Letter to Paul G. and Mary Ann Swanson on December 9, 1994. This was done prior to recording of the Sheriff's Deed in accordance with paragraph 1 of Iowa Code 654.16A.

2. On February 10, 1995, a Counter Offer for the purchase of described Real Estate was received by F and G Realty, Manchester Iowa, from Debrah A. Miles and John M. Stone. Terms of this offer-$162,500.00 cash. On February 11, 1995, this Counter Offer was accepted by myself with the contingency that the Swansons had the right of first refusal. On February 17, 1995, F and G Realty representative James Graybill and myself handcarried this Counter Offer to the residence of Paul and Mary Ann Swanson. My cover letter stated the terms of the offer and pointed the Swanson's attention to paragraph 4, Iowa Code 654.16A, wherein, they had ten (10) business days to meet the offer received. My letter further stated the Swanson's option to purchase would expire at mid-night March 6, 1995, and included name and address where their offer should be sent, should they decide to do so. Signatures acknowledging receipt are on file.

3. Mr.and Mrs.Swanson have not exercised this option,and given no notice of interest to do so.

EXHIBIT "A" - Referred to Legal

Date March 17, 1995

Donald L. Tauke

Donald L. Tauke
Signature

STATE OF IOWA, LINN COUNTY

On this March 17, 1995, before me, a Notary Public in the State of Iowa, personally appeared Donald L. Tauke to me known to be the person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

Karen L. Markley

Notary Public in the State of Iowa
KAREN L. MARKLEY

KAREN L. MARKLEY
MY COMMISSION EXPIRES
12-16-95

FILE No. 113-2420
RECORDING FEE $ 16.00
TRANSFER FEE $

FILED FOR RECORD THE 23 DAY OF March, 19 95 AT 1:54 O'CLOCK P M. BOOK 18 PAGE 115

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

TO: PAUL G. SWANSON &
MARY ANN SWANSON

SUBJECT: Right of first refusal following recording of sheriff's deed to agricultural land-Section 654.16A of the IOWA CODE.

Please see enclosed COUNTER OFFER (F & G Realty), wherein offer of $162,500.00 (One Hundred Sixty Two Thousand Five Hundred Dollars) CASH was accepted 2-11-95. Also, please note under paragraph 4 of Counter Offer that you, and each of you, has the RIGHT OF FIRST REFUSAL for a period of ten (10) business days.

ACCORDINGLY, you are hereby offered the opportunity to repurchase the agricultural land (See attached Legal on EXHIBIT A) for the same price as that offered, that is $162,500.00 (One Hundred Sixty Two Thousand Five Hundred Dollars). FURTHERMORE, you have until midnight, March 6, 1995 to effect this repurchase.

Donald L. Tauke

Donald L. Tauke, Titleholder

Paul G. Swanson

Paul G. Swanson
Acknowledgement

2-17-95
date

Mary Ann Swanson

Mary Ann Swanson
Acknowledgement

2-16-95
date

P.S. Should you decide to repurchase, you should contact Mr. Jim Graybill with F and G Realty, with address:

F and G Realty
Attn: Mr. Jim Graybill
221 East Main
Manchester, Iowa 52057
Ph. 319-927-4410

EXHIBIT "A"

All that part of the SW¼ of the SW¼ of Sec. 25 that lies W of the Maquoketa River except commencing at a point 244.32 feet S and 507.09 feet E of the NW corner of said SW¼ of the SW¼ and running thence S 10°28'20" W 595.31 feet, then S 86°29'40" E 207.71 feet, thence N 37°10'20" E 710.0 feet along the center of the Maquoketa River, thence N 86°29'40" W 529.12 feet to the point of beginning, and the SE¼ of SE¼ of Sec. 26, and the NE¼ of NE¼ of Sec. 35, and all that part of the NW¼ of NW¼ of Sec. 36, which lies W of the Maquoketa River and N of the Wild Cat and Table Rock Road, all in Twp. 87 North, Range 4, W of 5th P.M. [illegible] and the SW¼ of NW¼ and NW¼ of SW¼ of Sec. 25, and the NE¼ of SE¼ and the SE¼ of the NE¼ and the S 11 acres of the NE¼ of NE¼ of Sec. 26, and the SE¼ of the NE¼ and the E½ of the NE¼ of the SE¼ of Sec. 35, all in Twp. 87 North, Range 4, W of 5th P.M., Delaware County, Iowa