AFFIDAVIT IN RE:

That part of Lot Three Hundred Nine (309), Manchester, Iowa, described as commencing at a point seventy-six (76.0) feet East of the point where the extended East line of Potter Street intersects the North line of Howard Street, and running thence North one hundred fifty (150.0) feet, thence East ninety-six (96.0) feet, thence South one hundred-fifty (150.0) feet to the North line of Howard Street, thence West along the North line of Howard Street ninety-six (96.0) feet to the point of beginning, as shown on Plat of Lot 309 Subdivision to Manchester, Delaware County, Iowa recorded in Book 2 Plats, Page 79.

I, Orville F. Rossow, being first duly sworn on oath state on the basis of my own personal knowledge as follows:

1. I am the sole and surviving trustee (the "Trustee") of that certain Revocable Trust Agreement, known as the ORVILLE AND MARTHA ROSSOW REVOCABLE TRUST, DATED FEBRUARY 6, 1992, wherein the initial Trustors and Trustees were Orville F. Rossow and Martha J. Rossow (the "Trust").

2. The above-referenced real property (the "Real Property") was transferred to the Trust by Warranty Deed, recorded in Delaware County, Iowa, on FEBRUARY 13, 1992, at Book 51, Page 147.

3. The Trust is in full force and effect as of the date of this Affidavit.

4. One of the initial Trustors and Trustees of the Trust, Martha J. Rossow, died on September 15, 1995. The other Trustor and Trustee of the Trust, Orville F. Rossow, is alive and serving as the sole surviving Trustor and Trustee of the Trust as of the date of this Affidavit. The Trust provides, in part, that upon the death of Martha J. Rossow, the deceased Trustor's share of the trust estate (including an undivided one-half interest in the Real Property) is distributable outright to the surviving Trustor of the Trust; provided, if the surviving Trustor disclaims the right to take such bequest outright, the disclaimed portion is transferred to the Trust for Property of Deceased Spouse (the "Martha J. Rossow Trust").

5. On December 14, 1994, Orville F. Rossow, as the sole and surviving Trustor of the Trust, disclaimed the right to take an undivided one-half interest in the Real Property outright. A copy of the disclaimer is attached hereto as Exhibit "A," and by this reference is incorporated herein. Trustee, pursuant to the terms of the Trust, has conveyed an undivided one-half interest in the Real Property to Orville F. Rossow, as Trustee, of the Martha J. Rossow Trust.

FILE No. 120-2668
RECORDING FEE $ 11.00
TRANSFER FEE $

FILED FOR RECORD THE 17 DAY OF April, 19 95 AT 3:38
O'CLOCK P M. BOOK 18 PAGE 128

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

6. Trustee is authorized to convey marketable title to the Real Property, by Warranty Deed, to bona fide purchasers for value, without any limitation or qualification whatsoever, free of any liens or encumbrances except those of record, and free of any adverse claims.

DATED THE 17th DAY OF April, 1995.

Orville F. Rossow, Trustee

STATE OF IOWA)
)
COUNTY OF DELAWARE)

Sworn to and subscribed before me by Orville F. Rossow on this 17th day of April, 1995, as his free and voluntary act and deed in his individual capacity and in his fiduciary capacity as Trustee.

Notary Public in and for Iowa

(SEAL) My Commission Expires: 1-19-98

LODEMA BERKLEY
MY COMMISSION EXPIRES
1-19-98