T. J. Heroinus
630 G Ave. Box 308
Grundy Center IA
50638

216-3090
DELAWARE COUNTY IOWA
FILED
'96 APR 30 AM 11:17
BOOK 18 PAGE 271
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
$11.00

Prepared by: Robert H. Downer, 122 S. Linn St., Iowa City, IA 52240 319/338-9222

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA
ss.
JOHNSON COUNTY

I, Rose Marie Ryan, being first duly sworn on oath do depose and state as follows:

1. I am the duly appointed, qualified and acting Executor of the Estate of Helen I. Ryan who, at the time of her death, was the owner of the following described real estate located in Delaware County, Iowa:

> The Northeast Fractional Quarter (NE Frl 1/4) of Section Four (4), Township Eighty-seven (87) North, Range Six (6), West of the 5th P.M., Delaware County, Iowa.

2. In my capacity as Executor of said Estate, I am personally familiar with the proceedings in the Iowa District Court for Johnson County in which the Court determined that Doris Hansen, Marian Steins, Rose Marie Ryan, Rita Landherr, Patricia McKimmy, Michael McKimmy, and Margaret Bushey had all manifested an express, unqualified intention to exercise the option granted to them under the Last Will and Testament of Helen I. Ryan, Deceased, to purchase the real estate above described. I know of my own personal knowledge that Doris Hansen, Rita Landherr, Patricia McKimmy,

Michael McKimmy and Margaret Bushey all elected against joining in the purchase of the real estate above described and that the same was therefore purchased by Helen Ryan Farm Partnership, an Iowa General Partnership comprising of Bernard Ryan, Rose Marie Ryan and Marian Steins.

3. The above and foregoing Affidavit is given pursuant to the provisions of Section 558.8 of the Code of Iowa.

DATED at Iowa City, Iowa, this 18th day of April, 1996.

Rose Marie Ryan
ROSE MARIE RYAN

SUBSCRIBED and sworn to before me by Rose Marie Ryan this 18th day of April, 1996.

Corrine Waters
Notary Public in and for the State of Iowa
Corrine Waters

CORRINE WATERS IOWA NOTARIAL SEAL