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Prepared By: Karl Moorman P.O. Box 129, Edgewood, Iowa 52042 (319) 928-6216

AFFIDAVIT

TO WHOM IT MAY CONCERN:

The undersigned first being duly sworn (affirmed) upon oath deposes and states:

1. That I am a resident of Elkader, Clayton County, State of Iowa; that I am well, personally and intimately acquainted with the following described real estate, situated in Delaware County, State of Iowa, to wit:

That part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. described as commencing at the Northwest corner of said Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4), thence East seven hundred seventy two and eight-tenths (772.9) feet along the North line of said Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4), thence South 1 30' West eight hundred eighty one and nine-tenths (881.9) feet along the center line of Iowa Primary Road No. 13 to the point of beginning, thence South 88 15' West five hundred thirteen and eight-tenths (513.8) feet, thence Southeasterly two hundred seventy nine and two-tenths (279.2) feet along a one thousand eight hundred sixty (1860) foot radius curve concave Northeasterly, which is the Easterly right of way line of the old Manchester and Oneida Railway Company, thence North 88 15' East four hundred thirty nine and two-tenths (439.2) feet, thence North 1 30' East two hundred seventy three (273) feet along the center line of Iowa Primary Road No. 13 to the point of beginning. The North line of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of said Section Twenty (20) is assumed to bear due East and West.

2. That Brian A. Muller and I are the partners of the Leonard-Muller Partnership, an Iowa Partnership.

3. That Brian A. Muller and I took title to the above-described real estate as Tenants In Common by virtue of a Warranty Deed from David D. Cole and Margaret L. Cole, husband and wife, dated January 31, 1995 and recorded January 31, 1995 at Book 134, LD, Page 210, of the records of Delaware County, Iowa. Further, that said Warranty Deed incorrectly identifies me as Brian L. Leonard and that my correct name is Brian J. Leonard.

4. That Brian A. Muller and I, also known as the Leonard-Muller Partnership, granted an Easement for utilities on the above-described property to the City

of Manchester, Iowa, dated March 20, 1995 and recorded March 27 at Book 5, Misc., Page 125, of the records of Delaware County, Iowa. Further, that said Easement incorrectly identifies me as Brian L. Leonard and that my correct name is Brian J. Leonard.

5. That the Leonard-Muller Partnership took title to the above-described real estate by virtue of a Warranty Deed from Brian A. Muller and Jodi K. Muller, husband and wife, and Brian L. Leonard and Margaret E. Leonard, husband and wife, dated June 13, 1995 and recorded June 15, 1995 at Book 135, LD, Page 78, of the records of Delaware County. Further, that said Warranty Deed incorrectly identifies me as Brian L. Leonard and that my correct name is Brian J. Leonard.

Dated this 16th day of August, 1996.

Brian J. Leonard

Brian J. Leonard, Affiant

STATE OF IOWA, DELAWARE COUNTY, ss:

On this 16th day of August, 1996, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Brian J. Leonard, to me known to be the identical person named in and who executed the within and foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

NOTARIAL SEAL IOWA
ELAINE M. FUNKE
MY COMMISSION EXPIRES
7-25-99

Elaine M. Funke

Notary Public