278-1786
DELAWARE COUNTY IOWA
FILED
'96 DEC 6 AM 10 14
BOOK 18 PAGE 363
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
$11.00

H + H Foundation
attn: Karen Merrick
P.O. Box 967
Huttenberg, IA
52052-0967

William D. Werger 401 East Main Manchester 927-5920

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA)
)ss:
DELAWARE COUNTY)

I, Bert Elledge, Jr., being first duly sworn do depose and state as follows:

1. This Affidavit is given regarding the following described property in Delaware County:

Lots Seven (7), Eight (8), Nine (9), Ten (10), and the North one-half (N1/2) of Lots Eleven (11) and Twelve (12), all in Block Seven (7), F. A. Densmore's Second Addition to Edgewood, Iowa, according to plat recorded in Book 1 Plats, Page 113,

2. I received Title to the above described property in 1974 by Warranty Deed which was dated May 8, 1974, and filed May 24, 1974, in Book 34, T.L.D., Page 285 of the Delaware County Records. The Grantors in this Deed were the beneficiaries of Herbert T. Burgin and who were entitled to a one-half interest in the above described property as beneficiaries under his Will.

3. I know from my own personal knowledge, that at the time the Warranty Deed was given to me, three of those beneficiaries, namely Ida Stevens, Jesse R. Burgin and Alto Holroyd were deceased and that their respective heirs signed the Deed in their stead.

4. The Warranty Deed was re-recorded on June 17, 1977, in Book 37, T.L.D., Page 382 to correct an acknowledgement.

5. I received a Quit Claim Deed from Mary Burgin who was the surviving spouse of Herbert T. Burgin conveying the other half of the Title to said property by Quit Claim dated April 25, 1974, and filed May 24, 1974, in Book 34, T.L.D., Page 286 of the Delaware County Records.

6. A later Deed was conveyed to me, which was dated May 16, 1977, and filed December 20, 1979, in Book 40, T.L.D, Page 261, which provided for conveyances by certain spouses of the original grantors to extinguish any marital interest in the property.

7. No one has ever made a claim adverse to my ownership of this property from 1974 until 1988 when I conveyed this property to my ~~son~~ Brother Lowell Jefferson Elledge.

Dated this 2 day of December, 1996.

Bert Elledge, Jr.

Subscribed, sworn and acknowledged to before me, a Notary Public, by Bert Elledge, Jr. this 2 day of December, 1996.

ROBERT J. PHILIPP
MY COMMISSION EXPIRES
12-1-97

Notary Public In and For
the State of Iowa