E. Michael Carr

290-2214
DELAWARE COUNTY IOWA
FILED
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DEBORAH L. PEYTON
DELAWARE CO. RECORDER
$11.00

Preparer Information Jeffrey L. Swartz 25 First Ave NW Waukon, IA 52172 319-568-3439

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

I, E. Michael Carr, being first duly sworn do depose and state as follows:

As the attorney who handled the probate matters regarding the death of Louis A. Manternach, I have personal knowledge of the following:

Than Louis A. Manternach died the 20th day of July, 1991, and the same is shown on his death certificate;

That a Petition for Probate of Will Without Present Administration, duly verified, was filed in Probate Case No. P-3233, in the Probate Court for Delaware County, on October 31, 1991;

That the will of Louis A. Manternach was admitted to probate without present administration by Court order;

That his will provided that all his property go to his wife, Mary D. Manternach, after all just debts and claims were paid;

Proof of publication of the Notice of Probate of Will Without Present Administration was filed;

That the probate file shows that an inheritance tax clearance certified no tax was due the state of Iowa; there was a declaration that a Federal Estate Tax Return would not be filed; that there were no after born or adopted children post-will, and that the surviving spouse was Mary D. Manternach.

The probate Inventory shows the following real estate in Schedule A:

An undivided one-half interest in the following described real estate located in Delaware County, Iowa:

North one half (N½) of the Southwest Quarter (SW¼) and the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section Twenty eight (28) Township Eighty eight (88) North, Range Five (5) West of the 5th P.M.

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and shows in schedule E jointly owned property as:

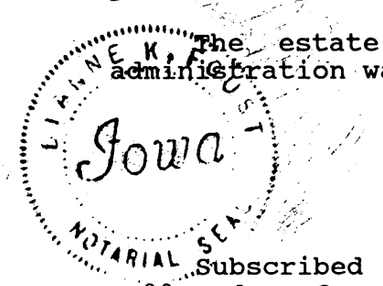
Qualified joint interests - interests held by the decedent and his or her spouse as the only joint tenants.

The following described real estate located in Delaware County, Iowa:

West one half of South East quarter and South East quarter of South West quarter of Section Twenty Eight, Township Eighty Eight North, Range Five, West of the Fifth P.M. subject to public highways and easements of record.

No unpaid claims or actions to force an administration of the estate are shown of record. Under Section 633.413, Code of Iowa, all estate claims barrable would be barred because more than five years have passed since the date of death on July 20, 1991.

The estate was valued at less than $600,000.00. No administration was commenced.



E. Michael Carr

Subscribed and sworn to before my by E. Michael Carr this 20 day of January, 1997.

Notary Public in and for the State of Iowa