301-2613
DELAWARE COUNTY IOWA
FILED
'97 MAR 5 AM 10 45
19
RECORDER
DELAWARE COUNTY RECORDER
20.00

(X) ENV.

Prepared by: Matthew G. McQuillen, 209 E. Main Street, P. O. Box 228, Anamosa, IA 52205 - (319) 462-3577

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA)
) ss.
COUNTY OF JONES)

I, Matthew G. McQuillen, a licensed and practicing attorney in Anamosa, Jones County, Iowa, after first being duly sworn, depose and state as follows:

I am personally familiar with Martha Zieser who is one of the record titleholders of real estate located in Delaware County, Iowa described as follows:

Lots One (1) and Two (2), Block One (1) Sunset Acres Subdivision to Ryan, Iowa, according to plat recorded in Book 2 Plats, Page 81

On April 18, 1995, Martha Zieser executed a General Power of Attorney whereby she designated her son, Francis J. Zieser, to serve as her attorney-in-fact. This General Power of Attorney has been recorded in the office of the Delaware County, Iowa, Recorder on February 27, 1997 in Book 19, at Page 32. This General Power of Attorney provides that it "shall become effective upon the disability or incompetence of" Martha Zieser. Effective February 5, 1997 and continuing thereafter, Martha Zieser has been incompetent for financial decisions as reported by her treating physician, Jane Hartnet, M.D., as disclosed by the sworn statement issued by Dr. Hartnet, which is attached to this Affidavit, marked Exhibit B.

Dated this 4th day of March, 1997.

Matthew G. McQuillen

Subscribed and sworn to before me by **Matthew G. McQuillen** on this 4th day of March, 1997.

BETH E. FIELDS
MY COMMISSION EXPIRES
6-16-98

Notary Public in and for the State of Iowa

DATE 3-5-97 BOOK 19 PAGE 37

AFFIDAVIT

STATE OF IOWA)
) ss.
COUNTY OF Delaware)

I, Dr. Jane Hartnet, hereby express my opinion about the mental competency of Martha Zieser. I have been Martha Zieser's personal physician since she entered the Good Neighbor Home in Manchester, Iowa in 1996. Martha Zieser clearly lacks the mental competency to make her own financial decisions and there is no likelihood that there will be any change or improvement in her mental competency.

Dated this 5th day of February, 1997.

Jane Hartnet MD
Dr. Jane Hartnet

Subscribed and sworn to before me this 5th day of February, 1997.

Louise Loeffelholz
Notary Public In and For the State of Iowa

Louise Loeffelholz
51707

FEB 5 97
SEAL
NOTARIAL