316-3149

DELAWARE COUNTY IOWA
FILED
'97 APR 25 PM 1 05
19 PAGE 62
PEYTON
RECORDER
$16.00

David C. Tracey 105 N. Franklin St. Manchester 319/927-4925

AFFIDAVIT

STATE OF IOWA)
) ss:
DELAWARE COUNTY)

I, David C. Tracey, first being duly sworn, under oath depose and say that I am an attorney having practiced law in the City of Manchester, Iowa, for more than 34 years last passed. As such attorney, I am well acquainted with Puffett's Feed and Livestock, a Partnership, of Dundee, Iowa. That in September of 1979, said partnership received title to certain land in Dundee, Delaware County, Iowa, described in the deed attached hereto marked "Exhibit A" and by this reference made a part hereof. That said partnership terminated in December, 1994, and through inadvertence, said real estate was never deeded to the two partners, namely, James E. Puffett and Glenn L. Puffett in respect to their undivided one-half interest therein.

James E. Puffett died on the 29th day of May, 1996. Prior to his death on the termination of the partnership as aforesaid, he still held title to the partnership land described in the attached "Exhibit B" and by this reference made a part hereof. To correct the record, his brother, has deeded his undivided interest to the "Exhibit B" land to the surviving spouse of James E. Puffett, namely, Jean L. Puffett. The said Jean L. Puffett was the sole heir of the decedent, James E. Puffett, and therefore received his half of the partnership property. By Change of Title she acquired the undivided one-half interest held by her deceased husband, James E. Puffett. Now, for record purposes, the entire land set forth in "Exhibit B" is held by Jean L. Puffett. This affidavit is made for explanatory purposes only.

Dated this 25th day of April, 1997.

David C. Tracey
David C. Tracey

Subscribed and sworn to this 25th day of April, 1997.

Janice Russ
Janice Russ, Notary Public
in and for the State of Iowa.

DATE 4-25-97 BOOK 19 PAGE 62

Form 2600-A

Authorization No. P-331-G

DEED NO. 81486

Exhibit "A"

THE GRANTOR, CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, a Delaware corporation, whose principal office is located at 400 W. Madison St., Chicago, Illinois, for the considera- tion of ONE THOUSAND FIVE HUNDRED FIFTY AND NO/100 - DOLLARS ($ 1,550.00), conveys and quitclaims to PUFFETT'S FEED AND LIVESTOCK of Dundee, Iowa

GRANTEE, all interest in the following described real estate situated in the Town of Dundee, County of Delaware, and the State of Iowa, to wit:

That part of the Southwest Quarter of the North- West Quarter, and the Northwest Quarter of the Southwest Quarter, of Section 27, Township 90 North, Range 6 West of the Fifth Principal Meridian, bounded as follows: On the West by the East line, or the Southerly extension thereof, of Centre Street; on the North by the Southerly line of First Street; on the East by the West line, or the Southerly extension thereof, of Main Street; and on the South by a line parallel with and distant 25 feet Northerly, measured at right angles, from the center line of the main track of the Chicago and North Western Transportation Company (formerly the Chicago Great Western Railway Company), as said main track is now located.

Excepting and Reserving, however, unto the Grantor, its lessees, licensees, successors and assigns, the right to continue to protect, maintain, operate and use, any and all existing drainage, driveways, roads, conduits, sewers, water mains, gas lines, electric power lines, communication lines, wires and other utilities, and ease- ments of any kind whatsoever on said premises, including the repair, reconstruction and replacement thereof.

Excepting and Reserving, however, unto the Grantor, its successors and assigns forever, the ownership of all coal, oil, gas, casinghead gas, metals, rock,

FILE No. 204-743 | FILED FOR RECORD THE 10 DAY OF September 19 79 AT 3:56 O'CLOCK P. M. BOOK 40 PAGE 172 | STATE OF IOWA, DELAWARE COUNTY Joan Sheppard Recorder

RECORDING FEE $ 9.00

TRANSFER FEE $ 1.00

EXHIBIT "A"

His Undivided Half Interest in and to:

That part of the SW¼ of the NW¼ and the NW¼ of the SW¼ of Section 27, T90N, R6W of the 5th P.M. bounded On the West by the East line, or the Southerly extension thereof, of Centre Street; on the North by the South line of First Street; on the East by the West line, or the Southerly extension thereof, of Main Street; & on the South by a line parallel with and distant 25 feet Northerly, measured at right angles, from the center line of the main track of the Chicago & North Western Transportation Company (formerly the Chicago Great Western Railway Company), as said main track is now located; except that part described as commencing at a point 66.24 feet South of the Southwest corner of Lot 12, Block 1, Dundee, Iowa, thence South along the East line of Center Street 75.26 feet, thence South 85° 45' 50" East 130.71 feet, thence North 73.89 feet to the Southerly line of First Street, thence North 85° 09' 45" West along the Southerly line of First Street 130.82 feet to the point of beginning; and also except that part described as commencing at the Southwest corner of Lot 12, Block 1, Dundee, Iowa, thence South 66.24 feet, thence South 85° 09' 45" East 130.82 feet to the point of beginning, thence South 73.89 feet, thence South 85° 45' 50" East 10.03 feet, thence North 73.78 feet, thence North 85° 09' 45" West 10.04 feet to the point of beginning.

That part of the SW¼ of the NW¼ and the NW¼ of the SW¼ of Section 27, T90N, R6W of the 5th P.M., City of Dundee, IA, described as commencing at the Southwest corner of Lot 12, Block 1, Dundee, IA, thence South 66.24 feet, thence South 85° 09' 45" East 140.86 feet, thence South 73.78 feet to the point of beginning, thence South 85° 45' 50" East 120.69 feet, thence South 0° 13' 50" West 6.14 feet, thence North 85° 45' 50" West 120.67 feet, thence North 6.14 feet to the point of beginning.