98 JAN 16 PM 4 11

42-2127

Thomas J. Hanson 401 East Main Street Manchester 927-5920

AFFIDAVIT

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

I, Randy Kreutner, being first duly sworn on oath, depose and state that I am one of the vendees on a Real Estate Contract recorded in Book 120, L.D, Page 186 of the records of the Delaware County Recorder for the purchase of real estate known as the Maples Resort, wherein Mary Ann Kreutner is the Grantor and Randy Kreutner and Jeanette Kreutner are the Grantees, regarding the following described real estate located in Delaware County, Iowa:

A part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) and the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) all in Section 23, Township 88 North, Range 5, West of the 5th P.M. in Delaware County, Iowa described as follows to-wit: Commencing at a point in the West line of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 23, Township 88 North, Range 5 West of the 5th P.M., which is 113.9 feet North of the Southwest corner thereof; thence South 74°15' East, 419.8 Feet to a point which is 404.2 Feet East of the Southwest Corner of said Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 23 Township 88 North Range 5 West of the 5th P.M., thence South 51°13' East 321.8 Feet; thence North 26°23' East 140.4 Feet; thence North 15°52' West 491.9 Feet; thence South 57°16' West, 133.7 Feet; thence North 86°20' West 354.8 Feet; thence South 33°47' West, 267.2 Feet; thence South 69°34' East, 33.5 Feet to the place of beginning. (South line Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section (23) Township 88 North Range 5 West of the 5th P.M. is assumed to run due East and West), now known as Lot 8 Lake View 1st Addition to Delware County, Iowa.

I am personally aware of a Lease Agreement between Marvin Kreutner and Mary Ann Kreutner as Landlords, and William Zumhof, Jr. and Catherine E. Zumhof, husband and wife, as Tenants, said Lease being dated April 29, 1971, regarding the lease of Cabin #16 located on real estate referred to as the Maples Resort. That I know of my own personal knowledge that the said William Zumhof, Jr. and Catherine E. Zumhof, husband and wife, no longer lease any portion

DATE 1-16-98 BOOK 19 PAGE 168

of the Maples Resort, including Cabin on Lot #16, nor have the Tenants exercised their option for extension of the lease and any option they may have had is therefor void.

Randy Kreutner
Randy Kreutner

31st Subscribed and sworn to before me by Randy Kreutner this day of December, 1997.

Notary Public In & For the State
Of Iowa

WILLIAM D. WERGER
MY COMMISSION EXPIRES
10-6-98