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Prepared by Darrel A. Morf of Simmons, Perrine, Albright & Ellwood, P.L.C.
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TRUSTEE'S AFFIDAVIT

In Re: Lots One (1) and Two (2) of I. W. Chapman's Addition to Edgewood, Iowa, according to Plat recorded in Book Two (2) Plats, Page 48, Delaware County, Iowa.

STATE OF IOWA)
) ss:
COUNTY OF LINN)

I, **JOYCE A. KLOSTERMAN**, being first duly sworn on oath, depose and state of my personal knowledge that:

1. I am the Successor Trustee of the **Richard J. Klosterman Revocable Trust Dated May 24th, 1994**, and the Sub-Trusts thereunder known as the **Marital Trust** and the **Family Trust.** An undivided one-half interest in the above-described real estate was conveyed by Richard J. Klosterman and Joyce A. Klosterman as Trustees of the Richard and Joyce Klosterman Revocable Trust, Dated March 11, 1992, to Richard J. Klosterman as Trustee of the Richard J. Klosterman Revocable Trust Dated May 24th, 1994, pursuant to a Trustees' Deed dated May 24, 1994 and filed for record June 6, 1994 in Book 133 at Page 159 of the records of the Delaware County, Iowa, Recorder.

2. Article IX of the Trust Agreement dated May 24th, 1994 provides that "At any time or times Richard J. Klosterman is unable, unwilling, or ceases to act as Trustee, then Grantor's spouse, Joyce A. Klosterman, shall serve as Successor Trustee, without bond." That Richard J. Klosterman died on May 8, 1995, and Joyce A. Klosterman is the existing Successor Trustee of the Richard J. Klosterman Revocable Trust Dated May 24th, 1994, and the Sub-Trusts thereunder known as the Marital Trust and the Family Trust.

3. Subsequent to Grantor Richard J. Klosterman's death, Joyce A. Klosterman as Successor Trustee of the Richard J. Klosterman Revocable Trust Dated May 24th, 1994, conveyed the Trust's undivided one-half interest in the above-described real estate to Joyce A. Klosterman as Trustee of the Richard J. Klosterman Family Trust c/u Richard J. Klosterman Revocable Trust dated May 24, 1994, pursuant to a Trustee Special Warranty Deed dated November 27, 1996 and filed for record December 11, 1996 in Book 137 at Page 261 of the records of the Delaware County, Iowa, Recorder.

4. I am the presently existing Trustee under the Richard J. Klosterman Family Trust and I am authorized to sell and convey the undivided one-half interest of said Trust in the above-described

real estate to Jerry Joe Chapman, being the bona fide purchaser thereof, without any limitation or qualification whatsoever.

5. The Trust has been in continual existence since May 24, 1994, and I, as Trustee, am authorized to transfer the undivided one-half interest in the said real estate, as set out in Paragraph 4 above, free and clear of any adverse claims.

6. The Trust is irrevocable and none of the beneficiaries of the trust are deceased, other than the grantor.

Dated this 17th day of February, 1998.

Joyce A. Klosterman
JOYCE A. KLOSTERMAN, Affiant

Subscribed and sworn to before me by **JOYCE A. KLOSTERMAN** this 17th day of February, 1998.

Eileen E. Van Gorp
NOTARY PUBLIC - STATE OF IOWA
Eileen E. Van Gorp