DELAWARE COUNTY IOWA
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BOOK 19 PAGE 228
DEBORAH L. FLYTON
DELAWARE CO. RECORDER
21.00

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(X)
Preparer Information:

Daniel H. Swift	108 N. Madison St.	Manchester	319-927-4901
Preparer's Name	Street Address	City	Phone No.

AFFIDAVIT RE: EXPLANATORY OF TITLE

State of Iowa, County of Delaware, ss:

The undersigned, James (Buzz) Graham, states the following:

This Affidavit has to do with the following described real estate, to-wit:

> All lake frontage running from the Western boundary to the middle of the Maquoketa River with respect to the following described real estate: Lot Five (5) of Turtle Creek Heights addition to Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 190; same being a part of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of and of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Twenty Five (25), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian.

1. That I am the President of the Lake Delhi Recreation Association, Inc.

2. That I am aware of the Quit Claim Deed dated April 14th, 1984 and filed for record June 9th, 1992 in Book 129, L.D., Page 364, wherein Lake Delhi Recreation Association, Inc. is shown as the Grantor and Thomas E. Radloff and Zelda I. Radloff are shown as the Grantees. This Deed was intended to be given in full and complete satisfaction of a Real Estate Contract between Lake Delhi Recreation Association, Inc. and Thomas E. Radloff and Zelda I. Radloff, dated August 7th, 1978 and filed for record on August 14th, 1978 in Book 104, L.D., Page 73.

3. That it was not known to the Lake Delhi Recreation Association, Inc. at the time of the signing of the said Quit Claim Deed, that Thomas E. Radloff and Zelda I. Radloff, the contract purchasers in the Contract shown in Book 104, L.D., Page 73, had

assigned all of their interest in said Contract to Chester S. Gralund and Constance D. Gralund in a Special Warranty Deed dated November 2nd, 1978 and filed for record November 3rd, 1978 in Book 104, L.D., Page 262. Had this been known, the Deed in fulfillment of the Contract would have shown Chester S. Gralund and Constance D. Gralund as the Grantees instead of Thomas E. Radloff and Zelda I. Radloff.

4. That the said Quit Claim Deed shown in Book 129, L.D., Page 364 is moot and of no consequence as it relates to Thomas E. Radloff since he was deceased at the time of the signing and subsequent delivery and recording of the Deed. The only legal title that would have passed by such Deed would have been to Zelda I. Radloff who survived and who would have received the title to the real estate above described.

5. This Affidavit is intended to explain and correct the title to the above-described real estate.

James (Buzz) Graham

FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

STATE OF IOWA, COUNTY OF DELAWARE, ss:

On this 13th day of October, A.D. 1998, before me, the undersigned, a Notary Public in and for the said state, personally appeared James (Buzz) Graham, and to me personally known, who being by me duly sworn, did say that ~~they are the~~ he is the President and ~~respectively~~ of the corporation executing the within and foregoing instrument **to which this is attached**, that (no seal has been procured by the) ~~the seal affixed thereto is the seal of the~~ corporation; that the instrument was signed ~~(and sealed)~~ on behalf of the corporation by authority of its Board of Directors; and that James (Buzz) Graham and ~~D~~ as officers acknowledged the execution of the foregoing instrument to the voluntary act and deed of the corporation, by it and by ~~them~~ him voluntarily executed.

Debra D Rollis

10-10-00, Notary Public in and for said state.

THE IOWA STATE BAR ASSOCIATION
Official Form No. 172
Revised April, 1992
This Printing April, 1992

Acknowledgment: For use in case of corporations (Section 558.39 and 558.39, Code of Iowa)