DELAWARE COUNTY IOWA
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BOOK 2001 PAGE 4955
DEBORAH L. PETTON
RECORDER
DELAWARE CO. IOWA

ENU. 8

PREPARED BY: Michael A. Bowman, Shimanek, Shimanek & Bowman, PO. Box 351, Monticello, IA 52310 PH: (319)465-5448

STATE OF IOWA)
) **ss** **AFFIDAVIT RE: TITLE**
COUNTY OF DELAWARE)

COMES NOW Michael A. Bowman, and being first duly sworn, does hereby depose and state as follows:

1. That I am a practicing attorney in Monticello, Iowa, and have been actively practicing law since 1978.

2. That I was retained to assist the estate work for Helen I. Flannagan, who died on January 24, 1995.

3. That I assisted in the preparation of the affidavit of surviving spouse filed by Doran P. Flannagan on April 21, 1995, in Book 4, C.T., Page 258 of the Delaware County Records.

4. That in the course of my work, I investigated the estate of Helen I. Flannagan; that my work disclosed there would be no federal estate or state inheritance tax due on account of her death; that the estate was valued at less than $200,000.00 and that there would be no need for formal estate work.

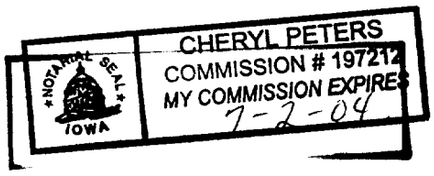
5. That this affidavit is filed for title purposes on the legal description which is attached hereto, marked as "Exhibit A" and incorporated herein.

Dated this 17 day of December, 2001.

Michael A. Bowman

STATE OF IOWA)
) **ss.**
JONES COUNTY)

On this 19 day of December, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael A. Bowman, to be the identical person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.



Cheryl Peters
Notary Public in and for said State

LEGAL DESCRIPTION

That part of Lots One (1), Two (2), Three (3), Fourteen (14) and Fifteen (15), and North Street extended and High Street in Leroy Jackson's Second Addition to Hopkinton, Iowa, according to plat recorded in Book 1 Plats, Page 31, described as commencing at the intersection of the South line of said Lot Fourteen (14) and the Section line between Ranges Three (3) and Four (4), thence East to the Southeast corner of said Lot Fifteen (15), thence North to the Northeast corner of said Lot Fifteen (15), thence East to the East line of said Addition, thence North to a point on the East line of said Addition three hundred fifteen (315) feet North of the Northwest corner of Lot Eighteen (18) of Leroy Jacksons Addition to Hopkinton, Iowa, according to plat recorded in Book 15 L.D., Page 415, thence at right angles West to the West line of Section Eighteen (18), thence South on the Section line to the place of beginning; excepting an undivided one-half interest in a twenty (20) foot roadway conveyed in Warranty Deed recorded in Book 50 L.D., Page 94, and described as commencing at a point one thousand four hundred twenty seven (1427) feet South of the Northwest corner of Section Eighteen (18), Township Eighty Seven (87) North, Range Three (3), West of the Fifth P.M., thence East twenty (20) feet, thence South to Henry Street in said Addition, thence West twenty (20) feet, thence North to the point of beginning; all being a part of the West one-half (W½) of the Northwest Quarter (NW¼) of Section Eighteen (18), Township Eighty Seven (87) North, Range Three (3), West of the Fifth Principal Meridian,