THE IOWA STATE BAR ASSOCIATION Official Form No. 114 | William D. Werger ISBA # 8095 | FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Jerome Krogmann
801 St. Rt. 1
Manchester, IA

DELAWARE COUNTY, IOWA
FILED
2002 JAN 31 PM 2:10
RECORDER
DELAWARE COUNTY, IOWA

Q.11
2002
383

Preparer Information: William D. Werger, 401 East Main St., Manchester, IA 52057, (563) 927-5920
Individual's Name | Street Address | City | Phone

SPACE ABOVE THIS LINE FOR RECORDER

CORPORATE TRUSTEE'S AFFIDAVIT

RE: See attached Exhibit A

State of Minnesota County of Hennepin ss:

I, Chris Andersen, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. Lutheran Community Foundation is the trustee under the Trust dated December 8, 1999, to which the above-described real estate was conveyed to the trustee by Theodore C. Ager and Dorothy M. Ager, husband and wife, pursuant to an instrument recorded the 15th day of December, 1999, in the office of the Delaware County Recorder in Book 1999 Page 4274 (insert recording data).

2. Lutheran Community Foundation is the presently existing trustee under the Trust and is authorized to convey said property to Jerome A. Krogmann and Rose Ann Krogmann

(describe the transfer to be made by the trustee to the bona fide purchaser), without any limitation or qualification whatsoever, and I am President (office) of the corporate trustee.

3. The Trust is in existence and Lutheran Community Foundation as trustee is authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.

4. The grantor of the trust is alive.

5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Chris Andersen 1.28.02
Chris Andersen Affiant

Sworn to (or affirmed) and subscribed before me by Chris Andersen on this 28th day of January, 2002.

JOSEPHINE ELIZABETH HUBBARD
NOTARY PUBLIC-MINNESOTA
My Commission Expires Jan. 31, 2005

Josphine Elizabeth Hubbard
Minnesota
Notary Public in and for said State

© The Iowa State Bar Association 2001
IOWADOCS®

The Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., except commencing at the Southeast corner of said Northeast Quarter (NE¼) of the Northeast Quarter (NE¼), thence North eighty five (85) links, thence Northwesterly to a point one (1) chain forty five (45) links North of the Southwest corner of said Northeast Quarter (NE¼) of the Northeast Quarter (NE¼), thence South to the Southwest corner of said Northeast Quarter (NE¼) of the Northeast Quarter (NE¼), thence East to the place of beginning; also the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) and the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section Twenty One (21), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M.; also the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) and the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., except the South one (1) chain fourteen (14) links of said Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), also except that part described as commencing nine hundred sixty three (963) feet South of the Northwest corner of said Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), thence East six hundred twenty eight (628) feet, thence South two hundred eighty seven (287) feet, thence West six hundred twenty eight (628) feet to the West line of said Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), thence North to the point of beginning, also except commencing at the Southeast corner of said Northwest Quarter (NW¼) of the Northeast Quarter (NE¼), thence North one (1) chain forty five (45) links, thence Westerly to a point one (1) chain fourteen (14) links North of the Southwest corner of said Northwest Quarter (NW¼) of the Northeast Quarter (NE¼), thence South to the Southwest corner of said Northwest Quarter (NW¼) of the Northeast Quarter (NE¼), thence East to the point of beginning, also except that part of said Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) described as commencing at the Northwest corner of said Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) and running thence South nine hundred sixty five and forty two hundredths (965.42) feet along the West line of said Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), thence South 89° 21' 10" East five hundred twenty and seventy six hundredths (520.76) feet along the North right of way of East Acers Street to the point of beginning, thence North 1° 07' 06" East two hundred seventy two and twenty five hundredths (272.25) feet, thence North 88° 22' 38" East one hundred eighty six and eighty three hundredths (186.83) feet, thence South 4° 00' 17" West two hundred eighty and twelve hundredths (280.12) feet, thence North 89° 21' 10" West one hundred seventy two and fifty one hundredths (172.51) feet to the point of beginning, and also except that part conveyed to the City of Manchester, Iowa, by Warranty Deed recorded in Book 134, L.D., Page 8,

EXHIBIT "A"