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DEBORAH L. PETTON
DELAWARE CO. RECORDER
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BUCHANAN COUNTY IA.
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2002 APR 26 PM 12: 20
fee $16.00
Diane Curry
DIANE CURRY
RECORDER

Prepared by: Craig, Wilson, & Flickinger, 316 1st St. E., Independence, IA 50644 (319)334-6061

AFFIDAVIT

STATE OF COLORADO :
:ss
Westminster COUNTY:

We, Howard Breckenfelder and LaVonne Breckenfelder, state that we are husband and wife. We state that we are the buyers in a real estate contract dated January 8, 1964 and recorded January 27, 1964 at Book 333, Page 50, in the office of the Buchanan County, Iowa Recorder, and also recorded in Delaware County, Iowa at Book 83, LD, Page 394, in the Delaware County, Iowa, Recorder's Office. That the Seller on this contract is Carl M. Breckenfelder. That this real estate contract covers the real estate described on Exhibit A, attached hereto and by this reference made a part hereof.

A. That in the chain of title for that part of the real estate described on Exhibit "A" described as follows:

The West ½ of the Southeast ¼ of Section 1, Township 89 North, Range 7 West of the 5th P.M. in Buchanan County, Iowa

Carl Breckenfelder is the Grantee. We state that this Carl Breckenfelder is one in the same person as Carl M. Breckenfelder.

B. That in the chain of title for that part of the real estate described on Exhibit "A" described as follows:

The Southwest ¼ of the Northeast ¼ of Section 1, Township 89 North, Range 7 West of the 5th P.M., in Buchanan County, Iowa,

Carl Breckenfelder and Emma Breckenfelder, husband and wife, are the Grantees. We again state that Carl Breckenfelder is one in the same person as Carl M. Breckenfelder.

C. That in the chain of title for that part of the real estate described on Exhibit "A" described as follows:

The Southwest ¼ of the Southwest ¼ of Section 6, Township 89 North, Range 6 West of the 5th P.M. in Delaware County, Iowa,

Carl Breckenfelder and Emma Breckenfelder, husband and wife, are the Grantees. We state that Carl Breckenfelder is one in the same person as Carl M. Breckenfelder.

We further state that Emma Eliza Breckenfelder, and the Emma Breckenfelder noted above are one in the same person, and that she died June 8, 1942 in Buchanan County Iowa and her death record is noted at Death Record Book 8, Page 115, in the Buchanan County records.

We state that Carl Breckenfelder a/k/a Carl M. Breckenfeder and Emma Breckenfelder a/k/a Emma Eliza Breckenfelder had four children, namely: Martha Breckenfelder Lange, Howard Breckenfelder (Affiant herein), Carl W. Breckenfelder, and William Breckenfelder. We state that William Breckenfelder died at birth. We state that Martha Breckenfelder Lange died the 24th day of October, 1991. Martha Breckenfelder Lange was survived by the following children: Charles E. Lange, Robert A. Lange, and Jean L. Puffett.

We state that Carl W. Breckenfelder was divorced and single on the date of death of his father Carl M. Breckenfelder on February 1, 1975 and that Carl W. Breckenfelder never remarried. Carl W. Breckenfelder died the 30th day of April, 1983 and had by the following children: Loretta J. Breckenfelder Meader, David Breckenfelder, Ruth Breckenfelder Francois a/k/a M. Ruth Francois, Kenneth Breckenfelder, and Carol Breckenfelder Van Gorp.

After the death of Carl M. Breckenfelder, we made our contract payments under the contract noted above, one-third to Mary Lange, and one-third to the Carl W. Breckenfelder Trust and that all payments due under this contract were paid in full.

We state that we filed this affidavit to conform with Iowa Title Standard 9.8 in regard to the Estates of Emma Eliza Breckenfelder, Carl W. Breckenfelder, and Martha Lange.

Dated this 5 day of February, 2001.

Howard Breckenfelder

LaVonne Breckenfelder

Subscribed and sworn to by Howard Breckenfelder and LaVonne Breckenfelder this 5th day of February, 2001.

JAIME CALLAWAY NOTARY PUBLIC STATE OF COLORADO

Notary Public in and for said county and state

My Commission Expires 12/13/2004
8800 Wadsworth Blvd.
Westminster, CO 80021

EXHIBIT 'A'

The Southwest ¼ of the Northeast ¼ and the West ½ of the Southeast ¼, except the South 602.5 feet of the East 723.0 feet thereof, all situated in Section 1, Township 89 North, Range 7 West of the 5th P. M. in Buchanan County, Iowa; and the Southwest ¼ of the Southwest Fractional ¼ of Section 6, Township 89 North, Range 6 West of the 5th P.M. in Delaware County, Iowa.