CITY OF MANCHESTER

DELAWARE COUNTY IOWA
FILED
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BOOK 2002 PAGE 1671
DEBORAH L. FENTON
DELAWARE CO RECORDER
11.00

Preparer: James T. Peters, P.O. Box 774, Independence, IA 50644; (319)334-9992

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA, COUNTY OF BUCHANAN, SS:

The undersigned, after being duly sworn, hereby states as follows:

1. That I am a practicing attorney in the State of Iowa, having an office located in Independence, Iowa.

2. That I am well and personally acquainted with the title to the following-described real estate:

   Lot 677, Manchester, Iowa, according to plat recorded in Book I L.D., Pages 284-285 in the Office of the Delaware County Recorder.

3. That I filed a Petition for Partition of Real Estate concerning the above-described property in the Iowa District Court in and for Delaware County, Case No. EQCV4659. In that action, the Court entered an Order Quieting Title to the property and providing for sale as shown herein.

4. That the Court entered an Order approving a petition for sale of real estate and directed the referee, A. J. Flickinger, Attorney at Law, of Independence, Iowa, to proceed with the sale of real estate pursuant to the terms set forth in the petition.

5. That pursuant to the Court Orders in the above-referenced partition action, the referee, A. J. Flickinger, sold the subject property to the City of Manchester, Iowa, and issued a Court Officer's Deed dated February 13, 2002, which was recorded in the Office of the Delaware County Recorder on February 19, 2002, in Book 2002 at Page 623.

6. The property was previously owned by Milo Sickles and later his heirs. Attention is directed to the Court records for more detailed information.

7. This Affidavit is given to clarify the actions taken concerning the events in the chain of title to the above-described property.

James T. Peters

Subscribed and sworn to before me by James T. Peters on this 16th day of April, 2002.



Sharon D. Smock

Notary Public in and for the State of Iowa