Tracy + Tracy

DELAWARE COUNTY IOWA
FILED ✓
2003 JA 15 AM 10: 0
BOOK 2003 PAGE 237
DEBORAH L PEYTON
DELAWARE COUNTY RECORDER
6.00

Preparer Information | Craig N. Willis | 500 South Dubuque Street | Iowa City, IA | 319/337-9621

Name	Street Address	City	Phone

STATE OF TEXAS
SS:
COUNTY OF Dallas

AFFIDAVIT EXPLANATORY OF TITLE AND RATIFICATION

RE: Lot 4 except the West 66 feet thereof, of the Subdivision of Lot 25, Burrington's Add to Manchester, Iowa, according to the plat recorded in Book 1, Plats, Page 96 and the South 16 feet of the East 220 feet of Lot 26, Burrington's Addition to Manchester, Iowa, according to the plat recorded in Book I L.D., page 245.

I, Lezlee Kocian, being first duly sworn, on oath deposes and states the following:

1. The purpose of this affidavit is to clarify and correct certain irregularities in the Special Warranty Deed executed April 5, 2000, and recorded April 13, 2000, in Book 2000, Page 1153 of the Records of the Recorder of Delaware County, Iowa. I make this affidavit based on my personal knowledge of the facts herein alleged.

2. That I am post-closing coordinator for First Preston Management, Inc. and have the authority to make the enclosed statements and ratification contained in this document.

3. The above-referenced deed was signed by Brian Denson, known to me to be the same person as Brian E. Denson, named as the attorney-in-fact and power of attorney recorded in Book 2000, Page 2153 of the Records of the Delaware County Recorder. I further state that I know of my own personal knowledge that the signature affixed to the deed is the true signature for Brian Denson, also known as Brian E. Denson.

4. The signature of Brian Denson was acknowledged by Mark C. Palumbo, who was, at the time of the notarization, an employee of First Preston Management, Inc., which was at that time doing business as First Preston Foreclosure Specialists. I state that the signature of Mark C. Palumbo and the notary stamp as appear on the deed are true copies as the same appear in the records of our company.

5. The name "First Preston Foreclosure Specialist, Inc."is a business name used by First Preston Management, Inc. and is not an entity separate from First Preston Management, Inc. "Prime Contractor #C-OPC-213374HUD" is a reference to the contract number of the contract between the Secretary of Housing and Urban Development and First Preston Management, Inc, formerly known as First Preston Foreclosure Specialists, Inc.

6. In my capacity as post-closing coordinator, I hereby state that I know of my own personal knowledge that the consideration paid for that deed was transmitted to the Secretary of Housing and Urban Development, and accordingly, I hereby consent to the re-recordation of the original deed with a corrected acknowledgement and hereby further ratify in all respects the original conveyance.

Dated this 10 day of January, 2003.

Lezlee Kocian

Signed and sworn to on the 10th day of January 2003, by Lezlee Kocian and further acknowledged by said Lezlee Kocian to be her voluntary act indeed and the voluntary act indeed of herself as post-closing coordinator for First Preston Management, Inc.

Patti Oonk
Notary Public in and for the State of Texas
My commission expires:

PATTI OONK
NOTARY PUBLIC
State of Texas
Comm. Exp. 05-03-2004