DELAWARE COUNTY IOWA
FILED
2003 FE 12 PM 4:16
BOOK 2003 PAGE 659
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
11.00

DEED RECORDED IN BOOK 2003, PAGE 92.

Carr & Carr Attorneys 117 S. Franklin St. PO Box 333 Manchester, IA 52057 (563) 927-4164

AFFIDAVIT

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

I, John M. Carr, Attorney for Farmers & Merchants Savings Bank, after being duly sworn on oath, depose and state as follows:

That the alternative nonjudicial voluntary foreclosure procedure pursuant to Iowa Section 654.18 has been followed as to the following described real estate:

> The East one hundred nineteen (119.0) feet of Lot Nineteen (19) except the North sixty eight (68.0) feet thereof, of the Subdivision of part of the North one-half (N1/2) of the Southeast Quarter (SE1/4) and the South one-half (S1/2) of the Northeast Quarter (NE1/4) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 6

Thirty days have now passed since notices were sent by certified mail to all junior lienholders informing them that the alternative nonjudicial voluntary foreclosure procedure was elected and that they had 30 days from the date of mailing of said notice to exercise any rights of redemption.

All certified mail receipts were received and no junior lienholder has elected to exercise any rights of redemption.

At this time the alternative nonjudicial voluntary foreclosure procedure has been completed and merchantable title is in the name of Farmers & Merchants Savings Bank pursuant to Warranty Deed dated December 3 and December 19, 2002 from former mortgagors and titleholders Shawn D. Downs and Kara J. Downs.

John M. Carr 15481
Attorney at Law
117 S. Franklin St., Box 333
Manchester, IA 52057
Telephone: (319) 927-4164
Fax: (319) 927-5654

Subscribed and sworn to before me by John M. Carr this 11th day of February, 2003.

Carol A. Cooper
Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA
CAROL A. COOPER
COMMISSION NO. 162921
MY COMMISSION EXPIRES
11-14-03