Carr + Carr

DELAWARE COUNTY IOWA
FILED
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BOOK 2004 PAGE 3427
DEBORAH L. PEYTON
DELAWARE COUNTY RECORDER
7.00

Prepared by: Brian W. Peters, 100 W. 12th Street, Dubuque, IA 52001 (563) 588-0547

Affidavit Explanatory of Title

State of Iowa)
) ss.
Dubuque County)

Concerning property legally described as:

The South one-half (S1/2) of Lots Nine (9), Ten (10), Eleven (11), Twelve (12) and Thirteen (13), Block One (1), Ryan, Iowa, according to the plat recorded in Book 1 Plats, Page 42.

I, Brian W. Peters, state that I am a lawyer licenced to practice law before the Courts of the state of Iowa, and have an office in Dubuque, Iowa. I further state that I am the attorney of record for the Estate of Mary F. Soens, deceased, who passed away December 5, 2003 in Dubuque Iowa.

Mary F. Soens left a will which is currently the subject of a probate proceeding in Dubuque County, Iowa, bearing probate No. ESPR041443. The Last Will and Testament probated bequeaths all property of the estate to Mrs. Soens only child, Richard J. Soens. No other person or entity will receive any distribution from the estate, and no other person or entity would be entitled to any distribution under the Iowa laws of intestate succession.

A probate inventory has been filed in the Estate, which shows a total probate estate of $160,000.00. No federal estate tax return will be filed. No Inheritance Tax Return has yet been filed, but the return will show that no inheritance tax is due, since all property passes to Mrs. Soen's son, who is an exempt beneficiary.

Dated September 7, 2004.

Brian W. Peters

Subscribed and sworn to before me this 7th day of September, 2004.

Mary Kay Buelow
Notary Public in and for the State of Iowa.

NOTARIAL SEAL IOWA
MARY KAY BUELOW
COMMISSION # 157983
MY COMMISSION EXPIRES
10/11/06