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DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA

Preparer Info: Attorney Douglas D. Herman, 430 S. Chestnut St., Monticello, IA 52310; 319.465.6246
Return to: David A. Jesenovec, 3212 312th Ave. Hopkinton, IA 52237

AFFIDAVIT EXPLANATORY OF TITLE

State of Iowa)
)§
County of Jones)

Comes Now, the undersigned, Douglas D. Herman, Attorney at Law, and does hereby set forth the following explanation in regard to his understanding of the history related to the following described properties:

> The east twenty (20) feet of the west seventy two (72) feet of Lots 304 and 305. Also all of lot 303, except: The section commencing at the Northwest corner of Lot 303 and going east along north line of said Lot, 52 feet and thence south parallel to the west line of Lot 303 to the south line of Lot 303, thence southwesterly along south line of Lot 303 to the SW Corner of Lot 303 and thence northerly along the west line of Lot 303 to point of beginning; all of the above being in Sand Springs, Iowa.
>
> And
>
> The East Sixty (60) Feet of Lot Three Hundred Four (304) and the East Sixty (60) Feet of Lot Three Hundred Five (305), Village of Sand Springs, Iowa.

This "Affidavit Explanatory of Title" shall supplement and provide detail to Three Quit Claim Deeds, recorded at the following locations in the records of the Delaware County Recorder: Book 2007 Page 1024, Book 2007 Page 1025, Book 2007 Page 1026, and the Affidavit of Possession filed at the following location in the records of the Delaware County Recorder: Book 2007 Page 1027.

The intent of the above-referenced documents is and was to transfer title to two parcels of land situated within Sand Springs, Delaware County, Iowa from the heirs of Dale D. Chapman, and his surviving spouse, Judy A. Chapman. Unfortunately, not all of the above-described property was appropriately dealt with within the Dale A. Chapman Estate, leaving title issues, that to handle in the most complete manner would result in costs and expenses exceeding the actual value of the property. Therefore, in order to achieve the transfer, and avoid, in essence, the abandonment of same, by the heirs of Dale D. Chapman, an effort was made to obtain all willing and available signatures to the necessary Quit Claim Deed. To the best of the undersigned's knowledge and belief there

are no heirs of Dale D. Chapman that claim any interest in and/or to the above-described properties. Even those that willingly signed the Quit Claim Deeds did so, not as evidence of a claimed belief of ownership, but rather as a means of avoiding possible liability associated with the possible ownership of said properties, and to ensure, as best as could be accomplished, that they would never be accused of holding an ownership interest in same.

David A. and Jane E. Jesenovec, signatories to the Affidavit of Possession previously referenced herein, had same prepared and filed to let the world know of their claimed ownership to the properties set forth therein, and to, with the passage of time, clear up any title defects brought about by the omission or mishandling of the above-described properties within the Dale D. Chapman Estate.

Subscribed and Sworn to this 4th day of April, 2007.

Douglas D. Herman JN 0014530
Attorney at Law

State of Iowa)
)§
County of Jones)

On this 4th day of April, before me, the undersigned, Notary Public, in and for the State of Iowa, personally appeared Douglas D. Herman, known to me to be the identical person named herein, who swore and affirmed that the information set forth within the above and foregoing "Affidavit Explanatory of Title" was true and correct to the best of his knowledge and belief.

PEG MERFELD
Commission Number 729930
My Commission Expires
August 10, 2007

Notary Public, State of Iowa
My Comm. Expires: 8/10/07