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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

AFFIDAVIT EXPLANATORY OF TITLE

Recorder's Cover Sheet

Preparer Information:
William D. Werger, 401 East Main Street, Manchester, (563) 927-5920

Taxpayer Information:
Scott J. Shover and Susan A. Shover, 2253 Jefferson Road, Manchester, IA 52057

Return Address
William D. Werger. 401 East Main Street, Manchester, IA 52057

Grantors:
[redacted]
ROBERT L. BROWN
Grantees:
[redacted]
ESTATE OF MERLE D. BROWN, ETAL

Legal Description: The South One-half (S ½) of the Southwest Quater (SW¼) of Section Thirty Five (35), Township 89 North, Range 5, West of the 5th P.M., except that part conveyed to the State of Iowa by Warranty Deed recorded in Book 91, L.D., Page 340.

Document or instrument number if applicable: NA

Preparer
Information William D. Werger, 401 East Main Street, Manchester, (563) 927-5920
Individual's Name Street Address City Phone

William D. Werger, ISBA # 8095

SPACE ABOVE THIS LINE
FOR RECORDER

AFFIDAVIT EXPLANATORY OF TITLE

Concerning:
The South One-half (S ½) of the Southwest Quarter (SW¼) of Section Thirty Five (35), Township 89 North, Range 5, West of the 5th P.M., except that part conveyed to the State of Iowa by Warranty Deed recorded in Book 91, L.D., Page 340.

STATE OF IOWA)
) ss:
BENTON COUNTY)

I, Robert L. Brown, being first duly sworn on oath do depose and state as follows:

1. I am one of the titleholders of the above property.

2. I am also the Executor of the Estate of Merle D. Brown who at the time of his death owned a 75% interest in said property as well as a life estate.

3. My father Ralph E. Brown was Merle's brother. Ralph died on March 3, 1990 in Linn County, Iowa. He left a surviving spouse Laurel M. Brown and three children, Robert L. Brown, Bradley A. Brown and Gary L. Brown. He had no other children and all three children were the children of Laurel. No estate was ever probated for Ralph and all his assets passed to his surviving spouse and children. The value of the assets did not exceed the federal exemption amount.

4. My mother Laurel M. Brown died on September 12, 1998 in Linn County. Her only three children Robert L. Brown, Bradley A. Brown and Gary L. Brown also survived her as her only heirs at law. There was no estate for Laurel and all of her assets passed to the three children. The value of the assets did not exceed the federal exemption amount.

5. My father Ralph inherited a 1/5 remainder interest in the above property from the Estate of Charles E. Brown who died on August 2, 1975. Charles' spouse Ada C. Brown predeceased him on April 17, 1972. Ralph's interest passed to

Laurel M. Brown, his surviving spouse and then to Robert L. Brown, Bradley A. Brown and Gary L. Brown, her heirs at law who each received 1/15.

6. Robert L. Brown, Bradley A. Brown and Gary L. Brown inherited an additional 1/60 interest each from Ava V. Brown who died July 16, 1993. Each of them now own a 5/60 interest (8 1/3%).

7. Merle D. Brown inherited 20% from Charles, 5% from Ava, 12.5% from Harry Brown and 37.5% from Wilma Brown for a total of 75%.

Dated this 5 day of August 2008.

Robert L. Brown

Subscribed and sworn to before me, a Notary Public, by Robert L. Brown this 5th day of August 2008.

Notary Public In And For The State Of Iowa

WILLIAM D. WERGER
Commission Number 129812
My Commission Expires
October 6, 2010