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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

ENV. X

Prepared by/Return to: Matthew G. McQuillen, PO Box 228, Anamosa, IA 52205 - (319) 462-3577

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF MN, COUNTY OF McLeod, ss:

I, Frank Broghammer, after first being sworn on oath, state as follows:

1. I am familiar with the following described real estate which was owned by Brogco, Inc., an Iowa corporation:

Parcel A in the Southwest 1/4 of Section 16, Township 87 North, Range 6 West of the 5th Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2009, Page 3325.

2009-3587

2. This real estate has been conveyed by Brogco, Inc. to Charles G. Ward and Peggy L. Ward.

3. The chain of record title for the real estate shows that in 1946 title to the real estate was quieted in the name of B. G. Broghammer. B. G. Broghammer, a/k/a Benjamin George Broghammer, was married to Lucille Broghammer prior to 1946 and remained married to her at the time of his death in September 1947.

4. B. G. Broghammer and Lucille Broghammer are my parents.

5. After my father died, it has been commonly recognized by all of our family, including me and all of my siblings, that all of the real estate owned by my father, B. G. Broghammer, at the time of his death, passed to our mother, Lucille Broghammer, including the parcel described in paragraph 1 above.

6. I do not know whether my father had a Will or whether an estate was administered for him. He was a resident of Linn County at the time of his death. All of my siblings and I have been aware of the transfer of the real estate described in paragraph 1 above by my mother, Lucille Broghammer, to Brogco, Inc., and none of us have objected to that transfer or made any adverse claim against that real estate.

Dated this 16th day of September, 2009.

Frank Broghammer

Subscribed and sworn to before me by Frank Broghammer on this 16th day of September, 2009.

AMY L. GATZ
Notary Public-Minnesota
My Commission Expires Jan 31, 2010

Notary Public for said County and State