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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

AFFIDAVIT EXPLANATORY OF TITLE

Recorder's Cover Sheet

Preparer Information:
James T. Peters, P.O. Box 774, Independence, IA 50644, Phone: (319) 334-9992

Taxpayer Information:
City of Manchester, 208 E. Main, Manchester, IA 52057

Return Address
Peters Law Office, P.O. Box 774, Independence, IA 50644

Grantors:
Edmund Schaul, Trustee and Sherry Schaul, Trustee

Grantees:
City Of Manchester, Iowa

Legal Description: See Page 2

Document or instrument number if applicable:

AFFIDAVIT EXPLANATORY OF TITLE

I, JAMES T. PETERS after first being placed under oath hereby state as follows:

1. That I am well and personally acquainted with transactions involving real estate more specifically described as:

> Lot 9 and the west ½ of Lot 10, Block 4, Toodgood and Bethel's Subdivision of the North part of Lot I of Iowa Land Company's Subdivision of part of Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 9.

2. That references in the chain of title to:

"Lot number (1)" of Iowa Land Company's Subdivision of part of Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 9. Do in fact refer to one and the same property as described as:

"Lot I" of Iowa Land Company's Subdivision of part of Manchester, Iowa, according to plat recorded in Book 1, Plats, Page 9.

3. That at the time the following deeds were executed, it was the intent of the parties, including the City of Manchester, for the transaction to involve the property described above. The deeds in question are those issued by Edmund P. Schaul, Trustee dated December 20, 2012 and filed in the office of the Delaware County Recorder on December 21, 2012 in Book 2012, P. 4432 and the deed from Sherry A. Schaul, Trustee, dated December 20, 2012 and filed in the office of the Delaware County Recorded on December 21, 2012 in Book 2012, P. 4435.

This Affidavit is given explanatory of title with regard to the above described property.

James T. Peters, Attorney at Law

STATE OF IOWA)
) ss.
COUNTY OF BUCHANAN)

On this 19 day of July, 2013, before me, a Notary Public in and for the State of Iowa, personally appeared JAMES T. PETERS, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

Commission Number [illegible]
My Comm. Exp. 11/17/15

Sharon D. Smock
Notary in and for the State of Iowa