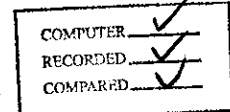


MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA



Prepared by: ✓ Jerrold B. Oliver, POB 230, Winterset, IA 50273 515/462-3731

AFFIDAVIT

STATE OF IOWA :
 : ss
MADISON COUNTY :

I, Jerrold B. Oliver, being first duly sworn on oath, state that this Affidavit concerns the chain of title to the following described real estate:

A tract of land in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 4.405 acres, as shown in Plat of Survey filed in Book 2, Page 73 on June 16, 1987, in the Office of the Recorder of Madison County, Iowa.

On March 22, 1996, Blanche Hoeness, Single, by Twyla Jackson, Attorney-in-Fact, made, executed and delivered to Mary Ann Banks a Warranty Deed to the above described real estate. This Deed filed on April 1, 1996 in Deed Record 136, Page 128, of the Recorder's Office of Madison County, Iowa. I further state that I was the attorney for Blanche Hoeness, that I know of my own personal knowledge that a written Power of Attorney was in force and in effect on March 22, 1996, the date on which Twyla Jackson executed said Warranty Deed to Mary Ann Banks. Said Power of Attorney granted Twyla Jackson as Attorney-in-Fact authority to sell and convey real estate.

