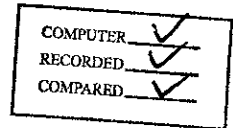


MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

PREPARED BY

AND RETURN TO: Charles H. Fagen, P.O. Box 250, Dallas Center, IA 50063 (515) 992-3728

EXPLANATORY AFFIDAVIT OF TITLE



STATE OF IOWA :
: ss.
COUNTY OF MADISON :

COMES NOW, Dean R. Nelson, a duly licensed attorney practicing in Earlham, Madison County, Iowa, and does upon oath swear, state and declare the following:

1. That this affidavit is given for purposes of clarifying the chain of title to the following described real estate:

A parcel of land in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Ten (10), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the West Quarter (1/4) Corner of Section Ten (10), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence along the West Line of the Southwest Quarter (1/4) of said Section Ten (10), South 00°00'00", 367.37 feet, thence South 90°00'00" East, 192.00 feet, thence North 00°00'00", 112.41 feet, thence North 69°55'41" East, 78.26 feet, thence South 88°53'29" East, 584.50 feet, thence North 77°43'20" East, 361.82 feet, thence North 00°35'17" East, 137.39 feet to the North Line of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Ten (10), thence along said North Line, North 88°48'25" West, 1,205.11 feet to the point of beginning, said parcel of land contains 6.450 Acres including 0.337 Acres of County Road Right of Way.



2. I was the attorney for the Irma L. Cushing estate proceeding. That after the estate was closed the property of the decedent was conveyed pursuant to the terms of her Last Will and Testament to her four children.

3. That I prepared a Warranty Deed from the four record titleholders and their spouses to Dennis W. Trammell that was dated October 26, 1992, and recorded on November 12, 1992, in Book 130 at Page 671 in the office of the Madison County Recorder.

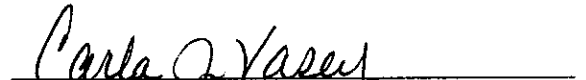
4. That there was a scrivener's error in the preparation of that Warranty Deed citing that the property was situated in Dallas County, when in fact the property is located in Madison County, Iowa.

Further Affiant Saith Not.

Dated this 21st day of July, 2004.


Dean R. Nelson

Subscribed and sworn to before me by Dean R. Nelson this 21st
day of July, 2004.


Carla J. Vasey, Notary Public
in and for the State of Iowa

