

MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input checked="" type="checkbox"/>

Preparer

Information G. Stephen Walters, P.O. Box 230, Winterset, Iowa 50273; 515-462-3731

**AFFIDAVIT EXPLANATORY OF TITLE**

STATE OF IOWA :  
 :SS  
MADISON COUNTY :

I, Don Ham, after first being duly sworn upon oath, depose and state as follows:

1. I am one of the three Trustees on the Board of Trustees of the New Hope Christian Union Church located in Madison County, Iowa, and as such, I have actual knowledge of the truth of the statements and allegations contained in this Affidavit Explanatory of Title.

2. The Board of Trustees of New Hope Christian Union Church is the owner of the following described real property, which is a church parsonage that is no longer in use:

The South 330 feet of the East 223 feet of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-eight (28) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., in Madison County, Iowa.

3. The following provision of the governing document of the General Council of the Christian Union of the United States of America, which is applicable to the Iowa Christian Union Council, and the New Hope Christian Union Church of Madison County, Iowa, and the Board of Directors of the New Hope Christian Union Church of Madison County, Iowa, is the following provision, which is Section H (146) of the Christian Union Directory:

“146. In cases of legal transfers of property or of legal contracts involving the church property, a two thirds majority vote of the members present in a regular business meeting of the church or in a called business meeting which has been announced one week previously shall be necessary to grant the trustees the right to make such transfers or to enter into such contracts. In case a local church desires to transfer its property to another religious body or to sell or dispose of its property, in no case shall this be legal or permissible except first a written permission is granted by the State Council in which state the property is located; said article of permission must be signed by the President and Secretary and the State Council seal affixed. Intent and purpose of said sale or transfer shall be made in writing to the State Council for the aforesaid permission.”

4. The above quoted requirements of Section H (146) have been fully satisfied and complied with through the procedures set forth, and evidenced by, the following documents, copies of which are attached hereto and incorporated herein by this reference:

- a. Application for Article of Permission.
- b. Article of Permission to Sell Real Property.
- c. Notice of Business Meeting.
- d. Minutes of a Special Business Meeting of the Members of New Hope Christian Union Church, Held on October 10, 2004.

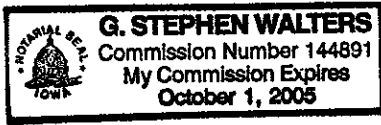
5. The Board of Directors of New Hope Christian Union Church of Madison County, Iowa, are therefore fully and properly authorized and empowered to sell and convey the above described real property to buyer Deborah K. McDonald for a purchase price of \$75,000, on such other terms and conditions as these three members of the Board of Directors, Don Ham, Dan Callison

and Harvey Hindman, acting in their sole discretion, deem to be appropriate, and to further execute such deeds and other documents as they, acting in their sole discretion, deem to be appropriate to complete the said sale.

*Don Ham*

Don Ham

Subscribed and sworn to before me by the said Don Ham on this 11 day of October, 2004.



*G. Stephen Walters*  
Notary Public in and for the State of Iowa

APPLICATION FOR ARTICLE OF PERMISSION


The Board of Trustees of New Hope Christian Union Church for their Application for Article of Permission to the Iowa Christian Union Council, the State Council for the State of Iowa of the General Council of the Christian Union of the United States of America, states:


1. The Board of Trustees of New Hope Christian Union Church of Madison County, Iowa, hereby makes application to sell the following described property, which is a church parsonage that is no longer in use, so that the funds can be used for general local church purposes:

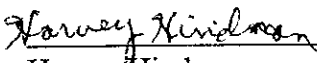
The South 330 feet of the East 223 feet of the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Twenty-eight (28) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., in Madison County, Iowa.

2. This sale shall be for a price, and on terms deemed to be appropriate by the Board of Trustees of New Hope Christian Union Church, acting in their sole discretion.

Dated: October 1, 2004.

  
\_\_\_\_\_  
Don Ham

  
\_\_\_\_\_  
Dan Callison

  
\_\_\_\_\_  
Harvey Hindman

Constituting the entire Board of Trustees of  
New Hope Christian Church

## ARTICLE OF PERMISSION TO SELL REAL PROPERTY

The Iowa Christian Union Council, the Iowa State Council of the General Council of the Christian Union Church of the United States of America, for its Article of Permission to Sell Real Property, states:

1. This matter came before the Iowa Christian Union Council on the Application for Article of Permission submitted in writing by the Board of Trustees of New Hope Christian Union Church of Madison County, Iowa, to sell the following described real property, with the intent and purpose of the sale being to dispose of real property formerly used as a parsonage, which is no longer needed as a parsonage, so that the proceeds of this sale can be used to serve the general purposes of the New Hope Christian Union Church of Madison County, Iowa:

The South 330 feet of the East 223 feet of the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Twenty-eight (28) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., in Madison County, Iowa.

2. This sale shall be for such price, and on such terms, as are determined to be reasonable by the Board of Trustees of New Hope Christian Union Church of Madison County, Iowa, acting in their sole discretion.

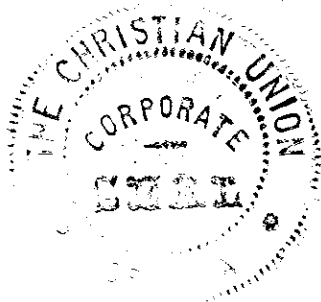
3. This written Article of Permission, pursuant to the above described Written Application for Article of Permission, fully satisfies the requirements of the Iowa Christian Union Council, the Iowa Council of the General Council of the Christian Union Church of the United States to authorize the Board of Trustees of the New Hope Christian Union Church to sell, convey and dispose of the above described property as set forth above.

Dated: October 4, 2004.

IOWA CHRISTIAN UNION COUNCIL, THE  
IOWA COUNCIL OF THE GENERAL  
COUNCIL OF THE CHRISTIAN UNION  
CHURCH OF THE UNITED STATES OF  
AMERICA

By Gregory A. Sharp, President  
Gregory A. Sharp, President

By Rose Thomas  
Rose Thomas, Secretary



IOWA STATE COUNCIL SEAL:

NOTICE OF BUSINESS MEETING

The Board of Trustees of the New Hope Christian Union Church of Madison County, Iowa, hereby give the following notice of a business meeting of the members of New Hope Christian Union Church, which shall be held at least one (1) week after the date that this Notice is given at a regular Sunday church service:

1. This specially called business meeting of the members of the New Hope Christian Union Church shall be held on Sunday, October 10, 2004, at 11:00 A.M. at the New Hope Christian Union Church.

2. The purpose of this meeting shall be to consider passage of the following resolution, which must be passed by a 2/3 majority vote of the members present at this specially called business meeting of the members of New Hope Christian Union Church:

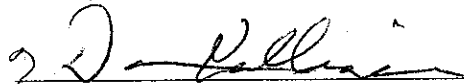
BE IT RESOLVED that the Board of Directors of the New Hope Christian Union Church, be, and are hereby, authorized and directed to sell and convey the following described real property owned by the Board of Directors of New Hope Christian Union Church to Buyer Deborah K. McDonald for a purchase price of \$75,000, on such other terms and conditions as these three (3) members of the Board of Directors, Don Ham, Dan Callison and Harvey Hindman, acting in their sole discretion, deem to be appropriate, and to further execute such deeds and other documents as they, acting in their sole discretion, deem to be appropriate to complete the said sale:

The South 330 feet of the East 223 feet of the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Twenty-eight (28) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa.

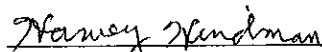
Dated: October 3, 2004.



Don Ham, Trustee



Dan Callison, Trustee



Harvey Hindman, Trustee

Constituting the entire Board of Trustees of  
New Hope Christian Union Church of Madison  
County, Iowa.

SPECIAL BUSINESS MEETING OF THE MEMBERS OF  
NEW HOPE CHRISTIAN UNION CHURCH, HELD ON OCTOBER 10, 2004.

On this 10<sup>th</sup> day of October, 2004, a special business meeting, called by the three (3) Trustees of the New Hope Christian Union Church at least one (1) week prior to the date and time set for hearing, was held at the time set. After appropriate discussion, more than 2/3 of the members of the New Hope Christian Union Church present, voted to pass the following resolution authorizing sale of the church parsonage property:

BE IT RESOLVED that the Board of Directors of the New Hope Christian Union Church, be, and are hereby, authorized and directed to sell and convey the following described real property owned by the Board of Directors of New Hope Christian Union Church to Buyer Deborah K. McDonald for a purchase price of \$75,000, on such other terms and conditions as these three (3) members of the Board of Directors, Don Ham, Dan Callison and Harvey Hindman, acting in their sole discretion, deem to be appropriate, and to further execute such deeds and other documents as they, acting in their sole discretion, deem to be appropriate to complete the said sale:

The South 330 feet of the East 223 feet of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-eight (28) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa.

Dated: October 10, 2004.

Don Ham

Don Ham, Trustee

Dan Callison

Dan Callison, Trustee

Harvey Hindman

Harvey Hindman, Trustee

Constituting the entire Board of Trustees of  
New Hope Christian Union Church