Prepared by and return to: Jeff L. Himrich, 666 Grand Avenue, Suite 2000, Des Moines, IA 50309 Telephone: (515) 242-2450

## AFFIDAVIT EXPLANATORY OF TITLE

The undersigned, Victoria L. Iverson a/k/a Vicki Bortell-Iverson, being first duly sworn, deposes and states as follows:

- 1. I am the legal title owner and/or real estate contract purchaser of the real estate described in attached Exhibit A.
- 2. I am aware that a certain parcel of land (Exhibit B) has been platted and recorded in Plat Book 3, Page 111, Madison County, Iowa records. I swear, depose and state that to the best of my knowledge there are no restrictions and/or covenants that affect the use of this property other then the zoning ordinances of Madison County, Iowa.
- 3. I swear, depose and state to the best of my knowledge that there have been no improvements made to the subject property which could result in the filing of a Mechanic's Lien within the past 90 days from the date of closing.

This affidavit is given as an affidavit explanatory of title pursuant to *Iowa Code* § 558.8 (1997) for the following described real estate located in Polk County, Iowa:

See Attached Ex		Victoria L. Juen Victoria L. Iverson	son
STATE OF IOV	WA ) SS.		
COUNTY OF )		,	
Signed by Victoria L. I	and sworn to (or affirmed) before m verson.	MM1.	2001,
	001224	Notary Public in and for said County and Some My commission expires:	
		-	
	BOOK 2001 PAGE 1224		_
EC \$ 20 <sup>®</sup> UD \$ .M.F. \$ 1 <sup>®</sup>	2001 MAR 29 PM 2: 32  MICKI UTSLER RECORDER HADISON COUNTY, 10WA	JEFF L. HIMRICH	
		COMPUTER V RECORDED V COMPARED V	

## EXHIBIT A

The South Half (S1/2) of the Southeast Quarter (SE1/4) and the South Six (6) acres of the North Half (N1/2) of the Southeast Quarter (SE1/4) and the South Half (S1/2) of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4), all in Section Twenty (20); the North Half (N1/2) of the Northeast Quarter (NE1/4) except a tract beginning at the Southeast corner thereof, thence North 8 ½ rods, thence West 9 35/85 rods, thence South 8 ½ rods, thence East 9 35/85 rods to the place of beginning, and also except 7.71 acres in the Southwest corner thereof being 47.75 rods East and West and 25.7 rods North and South; also in tract beginning 46 rods East of the Northwest corner of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4), thence East 44 rods, thence South 4 rods, thence West 44 rods, thence North 4 rods to the place of beginning, all in Section Twenty-nine (29) Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

The South Half (½) of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty (20), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and the Southwest Quarter (1/4) of the Northeast Quarter (1/4) except a tract commencing at the Northwest corner thereof and running thence East 27 feet, thence in a Southwesterly direction in a straight line to a point 30 feet South of the point of beginning, thence North to the point of beginning; and all that part of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) which lies South of Jones Creek and containing 251/2 acres, more or less; and the North Half (½) of the Southeast Quarter (1/4) except the South 6 acres thereof and except the South 49 rods of the North 69 rods of the West 16 rods thereof; all in Section Twenty (20), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; except in so far as this description overlaps description contained in Declaration of Homestead and Platting thereof in Book 44, Page 506, Madison County Records.

All that part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) and the North 5 acres of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-one (21) Township Seventy-five (75) North, Range Twenty-six (26), Madison County, Iowa, lying south and west of the Center of Jones Creek, containing approximately 10 acres, together with all easements and servient estates appurtenant thereto except in so far as this description overlaps description contained in Declaration of Homestead and Platting thereof in Book 44, Page 506, Madison County Records.

?arcel "A" located in Section 20 and 21 of Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Commencing at the Southeast Comer of Section 20, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa thence North 00°08'20" East 1561.49 feet along the East line of the Southeast Quarter of said Section 20 to the Point of Beginning; thence continuing North 00°08'20" East 1561.49 feet along the East line of the Southeast Quarter of said Section 20 to the Point of Beginning; thence continuing North 00°08'30" East 894.87 feet along the East line of the Southeast Quarter of said Section 20 to a property line fence which is on the South line of the Southeast Quarter of said Section 20 to a property line fence which is on the South line of the North 5 Acres of the Northwest Quarter of the Southwest Quarter of Section 21, line of the North, Range 26 West of the 5th P.M., Madison County, Iowa:thence North 87°08'03" East 220.13 feet along said property line fence; thence North 00°03'32" West 605.15 feet; thence South 88°23'50" West 220.00 feet to a point on the West line of the Southwest Quarter of the Northwest Quarter of said Section 21; thence South 87°20'34" West 210.00 feet; Quarter of the Northwest Quarter of said Section 21; thence South 87°20'34" West 210.00 feet; thence South 00°06' 53" East 560.27 feet; thence South 85°54'10" West 1365.00 feet; thence South 00°08'20" West 949.87 feet; thence North 85°54'10" East to the Point of Beginning containing 40.000 Acres including 0.951 Acres of County Road Right-of-Way.

The North Half (N1/2) of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section Twenty (20), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

4.90 acres West of the Middle part of the West Half (W1\2) of the West Half (W1/2) of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Twenty (20), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

That part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section Twenty (20), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying South of County Road G 60.

All that part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Twenty (20) lying North of Jones Creek; and all that part of the West 410 feet of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-one (21) lying between the center of Jones Creek and the center of County Highway No. G-50 as the same now proceeds through said Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4), all in Township Seventy-five (75) North, Range Twenty-six (26).

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## LEGAL DESCRIPTION - PARCEL "A" - BORTELL

Parcel "A" located in Section 20 and 21 of Township 75
North, Range 26 West of the 5th P.M., Madison County, Iowa more
particularly described as follows:

Commencing at the Southeast Corner of Section 20, Township
Township, Range 26 West of the 5th P.M., Madison County, Iowa
Township North, Range 26 West of the 5th P.M., Madison County, Iowa
Thence North 00'08'20" East 1561.49 feet along the East line of
The Southeast Quarter of said Section 20 to the Point of
The Southeast Quarter of said Section 20 along the East line of the Southeast Quarter of said Section 20
The along the East line of the Southeast Quarter of said Section 20
Township 75 North, Range 26 West of the Sth P.M.,
The Section 21, Township 75 North, Range 26 West of the 5th P.M.,
The Madison County, Iowa; thence North 87'08'03" East 220.13 feet
The Madison County, Iowa; thence North 87'08'03" East 220.13 feet
The Madison County, Iowa; thence North 87'08'03" East 220.00 feet
The South 88'23'50" West 220.00 feet to a point
To the West line of the Southwest Quarter of the Northwest
To the West line of the Southwest Quarter of the Northwest
To the West line of the Southwest Quarter of the Northwest
The South 87'20'34" West 210.00
The West 1365.00 feet; thence South 87'20'34" West 210.00
The West 1365.00 feet; thence South 00'08'20" West 949.87
The South 85'54'10" East to the Point of Beginning
The South 100'08'53" East 560.27 feet; thence South
The Road Right-of-Way.