

FILED NO. 002054

BOOK 2002 PAGE 2054

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NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED

Prepared by: Mark U. Abendroth, Abendroth & Russell, P.C., 3501 Westown Parkway, West Des Moines, Iowa 50266 515/224-6264/wt
File: 14203008

AFFIDAVIT

REC \$ 5⁰⁰
AUD \$
R.M.F. \$

STATE OF IOWA)
)SS:
COUNTY OF MADISON)

I, Michael R. Drysdale, Attorney in Fact for Joan Freudenberg, Trustee of the Joan Freudenberg Trust UTA May 6, 1991 being first duly sworn on oath depose and state of my personal knowledge that:

1. Joan Freudenberg is the trustee under the Trust dated May 6, 1991, to which the below legally described real estate was conveyed to the trustee by Joan Freudenberg, A Single Person pursuant to an instrument recorded on the 28th day of Decemer, 1994, recorded in the office of the Madison County Recorder in Book 59, Page 792.

2. I am presently the existing Attorney in Fact for the trustee under the Trust and am authorized to convey the below property to Mary Corkrean, (bona fide purchaser), without any limitation or qualification whatsoever, with reference to the real property legally described as:

Lot Eleven (11) of Northwest Development – Plat 1, to the City of Winterset, Madison County, Iowa

3. The Trust is in existence and I as Attorney in Fact for the trustee am authorized to transfer the interest in the real estate as described in Paragraph 2, free and clear of any adverse claims.

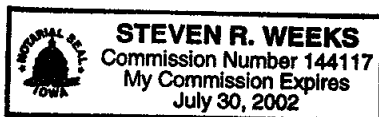
4. The grantor of the trust is alive.

5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Signed this 26 day of April, 2002.

Michael R. Drysdale POK
By: Michael R. Drysdale, Attorney in Fact for
Joan Freudenberg, Trustee of the Joan
Freudenberg Trust UTA May 6, 1991

Subscribed and sworn to before me this 26 day of April, 2002.



Steven R. Weeks
Notary Public in and for Said State