

REC \$ 10<sup>00</sup>  
AUD \$  
R.M.F. \$ 5<sup>00</sup>

FILED NO. 7365  
BOOK 2003 PAGE 7365  
2003 DEC 17 AM 11:46

COMPUTER	✓
RECORDED	✓
COMPARED	✓

MICKI UYSLER  
RECORDER  
MADISON COUNTY, IOWA

✓ Preparer

Information J. Edward Power, 801 Grand Avenue, Suite 3700, Des Moines, IA 50309-8004, (515) 246-5844

J. Edward Power ISBA # PK479420065

SPACE ABOVE THIS LINE FOR RECORDER

### AFFIDAVIT

RE: The Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter of Section Thirty-six, Township Seventy-five North, Range Twenty-seven West of the 5th P.M., Madison County, IA

STATE OF IOWA, COUNTY OF POLK, ss:

I, J. Edward Power, being first duly sworn, state of my personal knowledge that:


1. Hermoine S. Gangeness is the Successor Trustee of the Leonard G. Gangeness Revocable Trust under Agreement dated June 29, 1988, to which the above-described real estate was conveyed to the trustee by Leonard G. Gangeness and Hermoine S. Gangeness, pursuant to an instrument recorded the 18th day of October, 1988, in the office of the Madison County Recorder in Book 124, Page 776.

2. Leonard G. Gangeness served as the Trustee of the Leonard G. Gangeness Revocable Trust under Agreement dated June 29, 1988 from June 29, 1988 until his death in January of 2001. Prior to his death, Mr. Gangeness delivered to Robert H. Helmick and Georgia V. Helmick, as tenants in common, a Warranty Deed to the above described real property, in satisfaction of the Real Estate Contract executed August 3, 1989, without any limitation or qualification whatsoever.

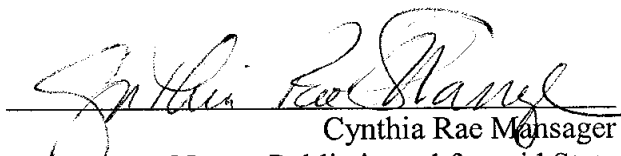
3. The Trust is now in existence, and was in existence at the time of the execution of the Real Estate Contract and the delivery of the Warranty Deed and the then Trustee, Leonard G. Gangeness was authorized to execute the real estate contract and the warranty deed and transfer the interest in the real estate as described free and clear of any adverse claims.

4. The grantor of the trust is now deceased, having died in January of 2001.

5. The trust is irrevocable and none of the beneficiaries of the trust are deceased.

  
\_\_\_\_\_  
J. Edward Power, Affiant

Sworn to and subscribed before me by J. Edward Power on this 11th day of December, 2003.

  
Cynthia Rae Mansager  
Notary Public in and for said State

