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Preparer: Cynthia A. Hurley, 801 Grand Avenue, Suite 3700, Des Moines, IA 50309 (515) 246-8880
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

AFFIDAVIT OF TRUSTEE

Re: SEE ATTACHED EXHIBIT "A"

STATE OF IOWA)
) ss:
COUNTY OF POLK)

I, Judith Ann Baur, being first duly sworn and under oath state of my own personal knowledge that:

1. I am the sole Trustee of the Trust created under the Will of Bernice Duff for the Benefit of Judith Ann Baur, and was appointed pursuant to the instrument and Order of the Probate Court of Polk County, Iowa, on January 11, 1995, under Trust No. 36931. The above described real estate located in Madison County, Iowa, was conveyed by the Estate of Bernice Duff to the Judith Ann Baur Trust pursuant to a Correction Court Officer Deed dated 7th day of February, 1997, recorded the 25th day of February, 1997, in the office of the Madison County Recorder in Book 137 at Page 262; the above described property located in Dallas County was conveyed by the Estate of Bernice Duff to the Judith Ann Baur Trust pursuant to a Court Officer Deed dated the 7th day of February, 1997, recorded the 25th day of February, 1997, in the office of the Dallas County Recorder in Book 17A at Page 293.

2. I am the presently existing trustee under the trust and am authorized to transfer the above-described property to JSC Properties, Inc., without any limitation or qualification whatsoever.

3. The trust is in existence and I am, as trustee, authorized to transfer the interests in the real estate described above, free and clear of any adverse claims.

4. The grantor of the trust is deceased.

Judith Ann Baur Trustee
Judith Ann Baur, Trustee of the
Trust Created Under the Will of Bernice
Duff for the Benefit of Judith Ann Baur

Sworn to and subscribed to before me by Judith Ann Baur, on this 30th day of
December, 1998.

Annella A. Hurley
Notary Public in and for the State of
Iowa

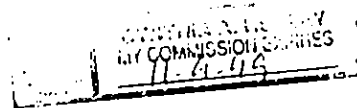


EXHIBIT "A"

Real estate located in Madison County, Iowa:

The North Fractional Half (N. fr $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Three (3), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 75.5 acres, more or less; and

The South Half ($\frac{1}{2}$) of the Northeast Fractional Quarter ($\frac{1}{4}$) of Section Three (3) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except the right-of-way of the Chicago, Rock Island and Pacific Railroad Company across the same; and

The East Fractional Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Three (3) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except the South 82 rods of the West 40 feet thereof, and except Commencing at the center of Section Three (3), Township Seventy-seven (77) North, of Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence West 624.5 feet to the point of beginning, thence North $0^{\circ} 29'$ West, 435.5 feet, thence West 650.55 feet, thence South $0^{\circ} 29'$ East 435.5 feet, thence East 650.55 feet to the point of beginning and containing 6.504 acres, more or less.