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FILED NO. 2808
BOOK 45 PAGE 481
99 JAN -8 PM 3: 56
MICHELLE UTSELL
RECORDER
MADISON COUNTY, IOWA

REC \$ 20.00
AUD \$ _____
R.M.F. \$ 1.00

Prepared by and after recording return to: Patrick T. Burk, 317 Sixth Avenue, 300 Nations Bank Building, Des Moines, Iowa 50309 (515) 243-8157

AFFIDAVIT

STATE OF IOWA }
 } SS:
COUNTY OF POLK }

I, Judith Ann Baur, state upon my oath as follows, to wit:

1. I am personally familiar with the transfer of the real estate described in Exhibit "A" from the Judith Ann Baur Trust, a trust created under the Will of Bernice Duff FBO Judith Ann Baur and the Richard W. Duff Trust, a trust created under the Will of Bernice Duff FBO Richard W. Duff (Grantors) to JSC Properties, Inc. (Grantee); and

2. I am the Trustee of the Judith Ann Baur Trust with full power to convey the above-described property; and

3. By the Power of Attorney attached to this document as Exhibit "B" I am the Power of Attorney for Richard W. Duff, as Trustee of the Richard W. Duff Trust, a trust created under the Will of Bernice Duff FBO Richard W. Duff, granting me Power of Attorney with full power to convey the above-described property; and

4. I know of my own personal knowledge that the Deed given from Judith Ann Baur as Trustee of the Trust created under the Will of Bernice Duff FBO Judith Ann Baur and Richard W. Duff as Trustee of the Trust created under the Will of Bernice Duff FBO Richard W. Duff conveying the above-described property to JSC Properties, Inc. is given in full satisfaction of the Memorandum of Agreement regarding the real estate described in Exhibit "A" dated December 30, 1998, filed December 31, 1998 and recorded in Book 141 at Page 6 with all warranties of title extending only to the date of filing of the above-mentioned Contract.

This Affidavit is given solely for the purpose of clearing any potential cloud on the chain of title to the real estate described in Exhibit "A".

Dated this 31st day of December, 1998.

Judith Ann Baur, Trustee
Judith Ann Baur, Trustee of the Trust created under the Will of Bernice Duff FBO Judith Ann Baur

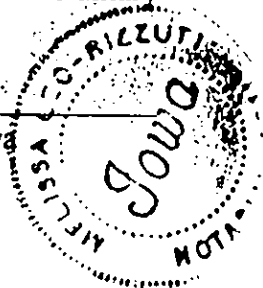
Richard W Duff Trustee
Richard W. Duff, Trustee of the Trust created under the Will of Bernice Duff FBO Richard W. Duff by Judith Ann Baur, Power of Attorney

*Judith Ann Baur
POA*

STATE OF IOWA)
)SS:
COUNTY OF POLK)

On this 31st day of December, 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared Judith Ann Baur, as Trustee of the Trust created under the Will of Bernice Duff FBO Judith Ann Baur, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

Melissa Leo-Rizzuti
Notary Public in and for the State of Iowa



STATE OF IOWA)
)SS:
COUNTY OF POLK)

On this 31st day of December, 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared Judith Ann Baur, as Power of Attorney for Richard W. Duff, as Trustee of the Trust created under the Will of Bernice Duff FBO Richard W. Duff, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

Melissa Leo-Rizzuti
Notary Public in and for the State of Iowa

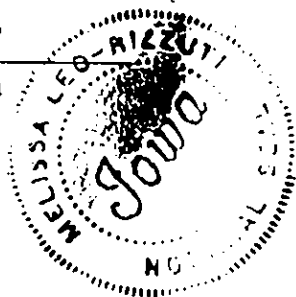


EXHIBIT "A"

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.

Preparer
 Information Cynthia A. Hurley, 801 Grand Avenue, Suite 3700, Des Moines, (515) 246-5880
 Individual's Name Street Address City Phone

Cynthia A. Hurley ISBA # 14500

SPACE ABOVE THIS LINE FOR RECORDER

GENERAL POWER OF ATTORNEY

1. Designation of Attorney-in-Fact

I, Richard W. Duff, as Trustee of the Richard W. Duff Trust, of 1777 S. Harrison Street, # 625, Denver, Colorado 80210, appoint Judith A. Baur of 1641 Green Branch Circle, West Des Moines, Iowa 50265 Attorney-in-Fact, on my behalf as Trustee of the Richard W. Duff Trust.

I hereby revoke any and all general powers of attorney that may have been previously executed by me as Trustee of the Richard W. Duff Trust.

2. Powers of Attorney-in-Fact

My Attorney-in-Fact, as Trustee of the Richard W. Duff Trust shall have full power and authority to, on behalf of the Richard W. Duff Trust (hereinafter the "Trust"), sell, convey, or otherwise dispose of any real property now owned by or hereafter acquired by the Trust, including, but not limited to, the power to execute Trustee Warranty Deeds conveying title, Groundwater Hazard Forms, Declarations of Value, Affidavits of Trustee, to remit payment for any taxes on the properties, to satisfy any outstanding debt or lien encumbering any such property, and to execute such other and additional documents as are necessary to effectuate a transfer of title to any such real property.

3. Construction

This Power of Attorney is to be construed and interpreted as a general power of attorney. The enumeration of specific items, rights, acts or powers shall not limit or restrict the general and all-inclusive powers that I, as Trustee of the Trust, have granted to the Attorney-in-Fact. All references to property or property rights herein shall be limited to real property. Words and phrases set forth in this Power of Attorney shall be construed as in the singular or plural number and as masculine, feminine or neuter gender according to the context.

Any authority granted to the Attorney-in-Fact, however, shall be limited so as to prevent this Power of Attorney (a) from causing my Attorney-in-Fact to be taxed on my income; (b) from causing my estate to be subject to a general power of appointment (as that term is defined by Section 2041 Internal Revenue Code of 1986, as amended) by my Attorney-in-Fact; and (c) from causing my Attorney-in-fact to have any incidents of ownership (within the meaning of Section 2042 of the Internal Revenue Code of 1986, as amended) with regard to any life insurance policies on the life of my Attorney-in-Fact.

4. Liability of Attorney-in-Fact

The Attorney-in-Fact shall not be liable for any loss sustained through an error of judgment made in good faith, but shall be liable for willful misconduct or breach of good faith in the performance of any of the provisions of this power of attorney.

5. Compensation of Attorney-in-Fact

The Attorney-in-Fact understands that this power of attorney is given without any express or implied promise of compensation to said Attorney-in-Fact. Any services performed as the Attorney-in-Fact will be done without compensation, either during my lifetime or upon my death, but the Attorney-in-Fact shall be entitled to reimbursement for all reasonable expenses incurred as a result of carrying out any provisions of this power of attorney.

6. Accounting by Attorney-in-Fact

Upon my request or the request of any beneficiary of the Trust, the Attorney-in-Fact shall provide a complete accounting as to all acts performed pursuant to this power of attorney.

7. Effective Date and Durability

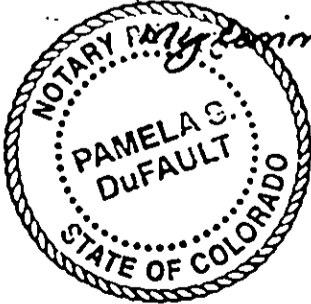
This Power of Attorney shall be effective immediately, shall not be affected by my disability, and shall continue effective until my death; provided, however, that this Power of Attorney may be revoked by me as to my Attorney-in-Fact at any time by written notice to such Attorney-in-Fact.

Dated 28th day of December, 1988, at Denver, Colorado.

Richard W. Duff, Trustee
 Richard W. Duff, as Trustee of the Richard W. Duff Trust

STATE OF COLORADO, COUNTY OF DENVER

This instrument was acknowledged before me on December 28, 1988 by Richard W. Duff, as Trustee of the Richard W. Duff Trust.



My Commission Expires: 7-28-2000.

Pamela G. DuFault
 Pamela G. DuFault
 Notary Public