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BOOK 45 PAGE 507

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MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer: Cynthia A. Hurley, 801 Grand Avenue, Suite 3700, Des Moines, IA 50309 (515) 246-5880

**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 Judith Ann Baur Trust created under the Will of W. Phillip Duff, and was appointed pursuant to the instrument and Order of the Probate Court of Polk County, Iowa, on November 7, 1994, Trust No. 36631. The above described real estate located in Madison County, Iowa, was conveyed by Richard W. Duff and Judith Ann Baur as Trustees of the Phil Duff QTIP Trust, a Trust created under Agreement dated 06/21/1989 to the Judith Ann Baur Trust created under the Will of W. Phillip Duff pursuant to a Correction Trustees' Deed dated 7<sup>th</sup> day of February, 1997, recorded the 25<sup>th</sup> day of February, 1997, in the office of the Madison County Recorder in Book 137 at Page 261 and a Trustee' Deed dated the 7<sup>th</sup> day of October, 1996, recorded the 21<sup>st</sup> day of October 1996, in the office of the Madison County Recorder in Book 136 at Page 803.

2. I am the presently existing trustee under the trust and am authorized to transfer the above-described property to Wittern Realty 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. W. Phillip Duff, the grantor of the trust is deceased.

*Judith Ann Baur, Trustee*  
Judith Ann Baur, Trustee of the  
Judith Ann Baur Trust Created Under the Will  
of W. Phillip Duff

Sworn to and subscribed to before me by Judith Ann Baur, on this 13<sup>th</sup> day of January, 1999.

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

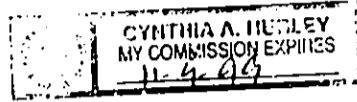


Exhibit "A"

Wittern Realty Inc. - Duff/Baur

An undivided one-half interest in and to the following described real estate:

The South half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Thirty-six (36), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa

The West 22 feet of the South half ( $\frac{1}{2}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ) of Section Thirty-six (36), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa

The Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Thirty-six (36), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa

The South Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Thirty-five (35), Township Seventy-seven (77) North of Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa

The North Fractional Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ), except the South 25 feet thereof, of Section One (1) Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa

The West 22 feet of the North Fractional Half (N fr.  $\frac{1}{2}$ ) of the Northeast Fractional Quarter (NE fr.  $\frac{1}{4}$ ) of Section One (1), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, except the South 25 feet of said 22 foot strip