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Prepared By: ^{6/} Samuel H. Braland, P.O. Box 370, Earlham, IA 50072 (515) 758-2266
MICHELLE LITSLER
RECORDER
MADISON COUNTY, IOWA

AFFIDAVIT

STATE OF IOWA :
 : SS
MADISON COUNTY :

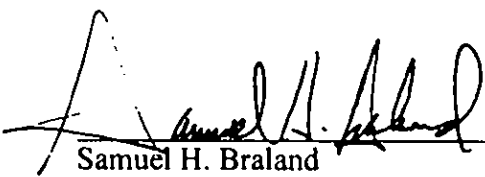
Comes now Samuel H. Braland, who on oath deposes and states as follows for the purpose of clarifying the chain of title to the above described real estate, to-wit:

The West Half (W½) of the Northwest Quarter (NW¼) and the West Half (W½) of the East Half (E½) of the Northwest Quarter (NW¼), all in Section Seventeen (17), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

I am an attorney at law licensed to practice in the State of Iowa, and I maintain my office in the City of Earlham, Madison County, Iowa.

Wilma B. Applegate was the owner of the above described real estate until her death on August 28, 1998. I am the attorney for the Estate of Wilma B. Applegate, deceased. Article V of the Last Will And Testament of Wilma B. Applegate grants to Joshua Howell the exclusive right and option to purchase the buildings and up to 10 acres surrounding the buildings on the above described real estate. The option exists for a period of four (4) months from and after the date of death of Wilma B. Applegate, after which time it expires. I know of my own personal knowledge that Joshua Howell was notified of his option to purchase, and that four (4) months have elapsed since the date of death of Wilma B. Applegate. I further state of my own personal knowledge that Joshua Howell chose not to exercise the option following notice of his right to do so, and that the option has now expired.

Further this affiant sayeth not.



Samuel H. Braland

Subscribed and sworn to before me and in my presence by the said Samuel H. Braland this 3rd day of February, 1999.



Notary Public in and for the State of Iowa.

