

REC \$ 10<sup>00</sup>  
AUD \$ \_\_\_\_\_  
R.M.F. \$ 1<sup>00</sup>

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BOOK 45 PAGE 683

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99 JUNE 1 AM 11:57  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Prepared by: John J. Scieszinski, Esq., 637 41st Street, Des Moines, Iowa 50312, Ph. (515) 277-6333

**AFFIDAVIT IN RE:  
SEE: ATTACHED LEGAL DESCRIPTION, IDENTIFIED AS EXHIBIT 1**

I Lloyd G. Huffer, Jr., being first duly sworn and under oath state of my personal knowledge that:

1. I am the trustee of the J. R. Living Trust, under the trust dated May 18, 1995, to which the above-described real estate was conveyed by Lloyd G. Huffer, Jr. to the trustee pursuant to an instrument (Warranty Deed) dated July 15, 1995, and recorded on May 17, 1996, at Deed Record 136, Page 257, in the office of the Madison County Recorder in Winterset, Iowa.
2. The grantor and of the trust, Lloyd G. Huffer, Jr. (being myself) is currently alive. The sole beneficiary of said trust, (being myself), Lloyd G. Huffer, Jr., is alive.
3. I am presently existing trustee under the trust and am authorized to transfer said real property by Warranty Deed to Kent Kiburz, without any limitation or qualification whatsoever.
4. The trust is in existence and I, as trustee, am authorized to transfer the interests in the real estate as described in paragraph 2, free and clear of any adverse claims.
4. That further affiant sayeth.

Dated: May 19, 1999

Lloyd G. Huffer, Jr.  
Lloyd G. Huffer, Jr.  
S.S. # \_\_\_\_\_

STATE OF IOWA  
COUNTY OF Polk ss

Sworn to and subscribed before me by Lloyd G. Huffer, Jr., on this 19 day of May, 1999.

John J. Scieszinski  
Notary Public in and for  
the State of Iowa

1002/02/11  
1/20/2001

## EXHIBIT I

A parcel of land, lying Southeast of the old Railroad Right of Way, in the Northeast Quarter ( $\frac{1}{4}$ ) of Section One (1), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5<sup>th</sup> Principal Meridian, and in the Northwest Quarter ( $\frac{1}{4}$ ) of Section Six (6), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5<sup>th</sup> Principal Meridian, all in Madison County, Iowa, more particularly described as follows: Beginning at the Center of Section One (1), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa; thence along the West line of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section One (1), North  $00^{\circ}12'34''$  East, 974.75 feet; thence along the Southeasterly Railroad Right of Way line, North  $42^{\circ}21'22''$  East, 1,823.35 feet; thence Northeasterly 434.49 feet along a 3,769.72 foot radius curve, concave Southeasterly, having a central angle of  $06^{\circ}36'14''$  and a long chord bearing North  $45^{\circ}39'29''$  East, 434.25 feet; thence along the North line of said Northeast Quarter ( $\frac{1}{4}$ ), North  $90^{\circ}00'00''$  East, 1,109.35 feet to the Northeast Corner of said Section One (1), thence along the North line of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Six (6), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., North  $87^{\circ}06'51''$  East, 1,069.38 feet to the North Quarter Corner of said Section Six (6); thence along the East line of said Northwest Quarter ( $\frac{1}{4}$ ), South  $00^{\circ}17'59''$  East, 1,503.09 feet to the centerline of a County Road; thence along said centerline, South  $79^{\circ}29'34''$  West, 235.54 feet; thence Westerly 296.70 feet along a 571.20 foot radius curve concave Northerly, having a central angle of  $29^{\circ}45'42''$  and a long chord bearing North  $85^{\circ}37'35''$  West, 293.38 feet; thence departing said centerline, South  $40^{\circ}48'47''$  West, 89.62 feet; thence South  $14^{\circ}30'54''$  West, 86.51 feet; thence South  $65^{\circ}35'21''$  West, 447.80 feet; thence South  $69^{\circ}26'05''$  West, 81.45 feet to the West line of said Northwest Quarter ( $\frac{1}{4}$ ) of Section Six (6); thence along said West line North  $00^{\circ}23'24''$  East, 158.66 feet to the centerline of Clanton Creek, thence along said centerline of Clanton Creek, South  $16^{\circ}22'30''$  West, 255.32 feet; thence South  $44^{\circ}11'58''$  West, 133.91 feet; thence South  $55^{\circ}00'50''$  West, 164.94 feet; thence South  $37^{\circ}50'12''$  West, 278.56 feet; thence South  $78^{\circ}39'28''$  West, 169.52 feet; thence North  $85^{\circ}16'21''$  West, 280.29 feet; thence South  $74^{\circ}30'23''$  West, 250.64 feet; thence South  $56^{\circ}19'45''$  West, 152.25 feet; thence South  $50^{\circ}40'56''$  West, 190.44 feet to the South line of the Northeast Quarter ( $\frac{1}{4}$ ) of Section One (1), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M.; thence along said South line, South  $89^{\circ}33'09''$  West, 165.53 feet to the centerline of Clanton Creek; thence along said centerline of Clanton Creek, North  $33^{\circ}54'47''$  West, 177.09 feet; thence North  $20^{\circ}23'59''$  West, 271.62 feet; thence North  $58^{\circ}33'02''$  West, 105.74 feet; thence North  $02^{\circ}09'58''$  West, 161.81 feet; thence North  $13^{\circ}26'26''$  West, 200.83 feet; thence North  $28^{\circ}36'11''$  East 216.73 feet; thence North  $18^{\circ}23'20''$  East, 211.74 feet; thence North  $45^{\circ}03'42''$  West, 142.86 feet; thence South  $83^{\circ}29'48''$  West, 59.12 feet; thence South  $70^{\circ}10'38''$  West, 80.60 feet; thence South  $48^{\circ}37'57''$  West, 108.72 feet; thence South  $34^{\circ}50'51''$  West, 284.05 feet; thence North  $87^{\circ}23'43''$  West, 41.15 feet; thence South  $46^{\circ}33'27''$  West, 114.30 feet; thence South  $63^{\circ}38'46''$  West,