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FILED NO. **5169**  
 BOOK **45** PAGE **728**  
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MICHELLE UTTER  
 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 COLORADO )  
 ) ss:  
 COUNTY OF DENVER )

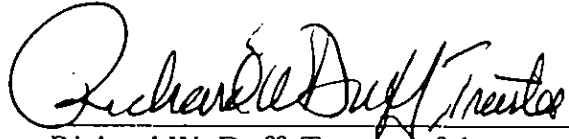
I, Richard W. Duff, being first duly sworn and under oath state of my own personal knowledge that:

1. I am the sole Trustee of the Trust created under the Will of Bernice Duff for the Benefit of Richard W. Duff, 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 Richard W. Duff Trust pursuant to a Correction Court Officer 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 262; the above described property located in Madison County was conveyed by the Estate of Bernice Duff to the Richard W. Duff Trust pursuant to a Court Officer Deed dated the 7<sup>th</sup> day of February, 1997, recorded the 25<sup>th</sup> day of February, 1997, in the office of the Dallas County Recorder in Book 830 at Page 593.

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 as described above, free and clear of any adverse claims.

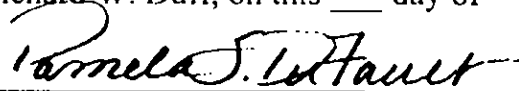
4. The grantor of the trust is deceased.



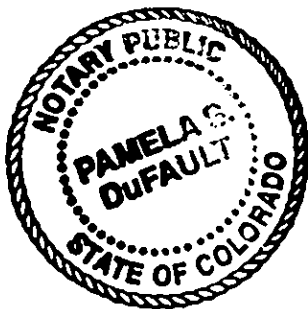
Richard W. Duff, Trustee of the  
Trust Created Under the Will of Bernice  
Duff for the Benefit of Richard W. Duff

Sworn to and subscribed to before me by Richard W. Duff, on this 13<sup>th</sup> day of  
June, 1999.

*My commission expires: 7-28-2000*



Notary Public in and for the State of  
Colorado, *City & Co. of DENVER*



## 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 5<sup>th</sup> 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 5<sup>th</sup> 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 5<sup>th</sup> 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 5<sup>th</sup> 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.