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ADD \$ \_\_\_\_\_  
TOTAL \$ 5.00

FILED NO. 000006

BOOK 45 PAGE 761

1999 JUL - 1 AM 11:33

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Prepared by M.Gates, Midland Escrow Services, 3501 Westown Parkway, West Des Moines, Iowa 453-4682

### AFFIDAVIT

STATE OF IOWA            )  
  SS:  
COUNTY OF MADISON    )

We, Jerold E. Stoner and Bonnie H. Stoner being first duly sworn on oath depose and state of our personal knowledge that:

1. We are the Trustees under the trust dated March 31, 1997, to which the below legally described real estate was conveyed to the Trustees by Jerold E. Stoner and Bonnie H. Stoner, pursuant to an instrument recorded on the 8<sup>th</sup> day of May 8, 1997, recorded in the office of the Madison, County Recorder in Book 137, Page 511.

2. We are the presently existing Trustees under the Trust and are authorized to convey the above property to **Ronald L. Christensen and Jeanette L. Christensen**, (bona fide purchaser), without any limitation or qualification whatsoever, with reference to the real property legally described as:

(MCA)

PARCEL "C" LOCATED IN THE NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION 12, TOWNSHIP 76 NORTH, RANGE 26 WEST OF THE 5<sup>TH</sup> P.M., MADISON COUNTY, IOWA, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 3 AT PAGE 137 ON OCTOBER 6, 1997 IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA

3. The Trust is in existence and we as Trustees are authorized to transfer the interest in the real estate as described in Paragraph 2, free and clear of any adverse claims.

Signed this 30 day of June, 1999

Jerold E. Stoner  
JEROLD E. STONER  
Bonnie H. Stoner  
BONNIE H. STONER

Subscribed and sworn to before me this 30<sup>th</sup> day of June, 1999

Mary Hintz  
Mary Hintz  
Notary Public in and for Said State  
Expires July 11, 2000