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FILED NO. 3929
 BOOK 45 PAGE 14
 98 APR 10 PM 4: 10
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

AFFIDAVIT

STATE OF IOWA)
)SS
 MADISON COUNTY)

COMPUTER
 RECORDED
 COMPARED

REC 10 WJ
 AUD
 R.M.F.

Comes now Leonard M. Flander being first duly sworn on oath does hereby depose and state:

I am an attorney at law and have practiced in Winterset, Madison County for more than thirty (30) years last past. That as an attorney, I represented and was well and personally acquainted with Gerald C. Bek prior to his death on July 20, 1970.

That Gerald Bek was survived by his wife Frances L. Bek and five (5) children, Jeri Drake, Linda Reed, Denise Kavanaugh, Karen Stalheim and Vanna Shaw. That Linda Reed died on November 2, 1990, survived by her only child and heir at law Anne Reed.

Frances L. Bek died on the 14th day of January, 1997 and by her Last Will and Testament which was admitted to probate on January 21, 1997 exercised the power of appointment provided in the Last Will and Testament of Gerald C. Bek.

Norwest Bank, Iowa N.A. is a successor to the Iowa-Des Moines Bank, Des Moines, Iowa. That Norwest Bank, Iowa N.A. under the name of Iowa Des Moines National Bank, Des Moines, Iowa, Norwest Bank, Iowa N.A. and other names has, and at all times after September 10, 1971, been the duly appointed, qualified and acting Trustee of the trusts established under the Last Will and Testament of Gerald C. Bek.

The beneficiaries of that part of the Trust which passes under the provisions of the Last Will and Testament of Gerald C. Bek are Jeri Drake, who is also known as Jeri L. Drake, Denise Kavanaugh, Karen Stalheim, Vanna Shaw and Anne Reed. The beneficiaries of that part of such trusts which pass under the exercise of the power of appointment by Frances L. Bek are Jeri Drake, Denise Kavanaugh, Karen Stalheim, Vanna Shaw, Chris Stanley, Jeri Drake as Trustee of the Cole Stanley Trust, Denise Kavanaugh as Trustee of the John Paull Trust, Karen Stalheim as Trustee of the Amy Stalheim Trust, Karen Stalheim as Trustee of the Eric Stalheim Trust and Vanna Shaw as Trustee of the David Drake Trust.

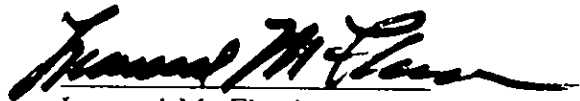
I further depose and state that the unrecorded contract referred to in the deeds recorded at pages 518 and 520 of Deed Record 138 has now been recorded and is shown in Deed Record 138 at page 813.

I further depose and state that I have at all times after September 10, 1971 been the attorney for the Trustees of the Trusts established under the Last Will and Testament of Gerald C. Bek, Frances L. Bek, and that I am the designated attorney for the Executors of the Frances L. Bek Estate.

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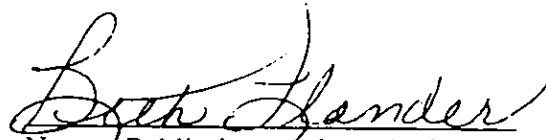
The affidavit is explanatory of and relates to the chain of title of the real estate described as:

The Southeast Quarter (¼) of the Northeast Quarter (¼) and the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Nineteen (19), and the South One Half (½) of the Northwest Quarter (¼) and the North One Half (½) of the Southwest Quarter (¼) of Section Twenty (20), Township Seventy-five (75) North, Range Twenty-seven (27), West of the 5th P.M., Madison County, Iowa,



Leonard M. Flander

Subscribed and sworn to before me on this 10th day of April, 1998.



Notary Public in and for said State

BETH FLANDER