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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Prepared by ✓ Eric F. Turner, Turner Law Offices, 1915 Grand Avenue, Des Moines, IA 50309 (515) 245-9509

A F F I D A V I T

STATE OF IOWA)
) SS:
COUNTY OF POLK)

I, James S. Cowrie, being first duly sworn on oath depose and state of my personal knowledge that:

- I am the President of JSC Properties, Inc., an Iowa corporation.
- JSC Properties, Inc., is the purchaser of the real estate described in Exhibit "A" attached hereto and by this reference incorporated herein.
- In contemplation of said purchase, JSC Properties, Inc., has relied upon the corporate trustee's affidavit signed by Thomas G. Nelson, Vice President and Trust Officer of Brenton Bank, N.A., n/k/a Brenton Bank, co-trustee under the Harlan A. Emerson Trust Agreement dated July 22, 1994, wherein it is stated that the aforementioned Trust is in existence and that Brenton Bank and James E. Van Werden as co-trustees are authorized to transfer the interests in the above-described real estate free and clear of any adverse claims.
- I have no notice or knowledge of any adverse claims with respect to the real estate described in Exhibit "A" attached hereto.

James S. Cowrie

Subscribed and sworn to before me on this 19th day of March, 1998



Fran Faust
Notary public in and for the State of Iowa

EXHIBIT "A"

All of the Southwest Quarter of the Southeast Quarter ($SW\frac{1}{4}SE\frac{1}{4}$) of Section Thirty-six (36), Township Seventy-eight (78) North, Range Twenty-eight (28), West of the 5th P.M., in Dallas County, Iowa, lying South of the right-of-way of the Chicago, Rock Island and Pacific Railroad Company, also all of the Southeast Quarter of the Southeast Quarter ($SE\frac{1}{4}SE\frac{1}{4}$), and, commencing at the Southwest corner of the Northeast Quarter of the Southeast Quarter ($NE\frac{1}{4}SE\frac{1}{4}$), thence North $1.29\frac{1}{2}$ chains to the right-of-way of said railroad, thence Northeasterly along said right-of-way 9.89 chains, thence South 68 degrees, East 4.95 chains; thence South 4 chains to the South Line of said Northeast Quarter of the Southeast Quarter ($NE\frac{1}{4}SE\frac{1}{4}$), thence West 13.25 chains to place of beginning; also commencing at the Southeast corner of the Southwest Quarter ($SW\frac{1}{4}$), thence North 49.3 rods to the South line of a strip of land owned by the Chicago, Rock Island and Pacific Railroad Company, thence Southwesterly parallel with and 150 feet distant Southerly from the center line of the right-of-way of the Chicago, Rock Island and Pacific Railroad Company 127.26 rods to a point where said line intersects the South line of said Southwest Quarter ($SW\frac{1}{4}$) thence East along said South line of said Southwest Quarter ($SW\frac{1}{4}$) 120.9 rods to the Southeast corner thereof, to the place of beginning; also commencing at a point 120.9 rods West of the Southeast corner of the Southwest Quarter ($SW\frac{1}{4}$), running thence West 15.8 rods to the right-of-way of the Chicago, Rock Island and Pacific Railroad Company, thence Northeast along said right-of-way 14.85 rods; thence Southeast 6.06 rods to place of beginning; also commencing at the Southeast corner of the Northwest Quarter of the Southeast Quarter ($NW\frac{1}{4}SE\frac{1}{4}$), running thence North $1.29\frac{1}{2}$ chains to the South line of the Chicago, Rock Island and Pacific Railroad Company right-of-way, thence Southwest along the South line of said right-of-way to a point 4.34 chains West of said Southeast corner of said forty acres, thence East 4.34 chains to place of beginning; all contained in Section Thirty-six (36), Township Seventy-eight (78) North, Range Twenty-eight (28), West of the 5th P.M., in Dallas County, Iowa; EXCEPT Parcel "A" in the Southeast Quarter of the Southeast Quarter of Section 36, Township 78 North, Range 28 West of the 5th P.M., Dallas County, Iowa, more precisely described as follows: Commencing at the Southeast Corner of Section 36, Township 78 North, Range 28 West of the 5th P.M., Dallas County, Iowa; thence North $00^{\circ}00'00''$ East 428.79 feet along the East line of the Southeast Quarter of the Southeast Quarter of said Section 36 to the Point of Beginning; thence North $86^{\circ}59'14''$ West 225.05 feet; thence North $40^{\circ}24'03''$ West 411.75 feet; thence North $11^{\circ}50'03''$ West 161.49 feet; thence North $26^{\circ}52'37''$ East 305.97 feet; thence North $15^{\circ}38'25''$ East 136.80 feet to the North line of the Southeast Quarter of the Southeast Quarter of said Section 36; thence South $89^{\circ}55'14''$ East 349.52 feet along an existing fence to the Northeast Corner of the Southeast Quarter of the Southeast Quarter of said Section 36; thence South $00^{\circ}00'00''$ East 887.61 feet along the East line of the Southeast Quarter of the Southeast Quarter of said Section 36 to the Point of Beginning. Said parcel contains 8.417 acres including 0.685 acres of U.S. Highway No. 169 right-of-way;

AND

The East Half of the Northeast Quarter ($E\frac{1}{2}NE\frac{1}{4}$) of Section One (1), Township 77, North of Range 28 West of the 5th P.M., Madison County, Iowa.

