

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

FILED NO: 2637  
BOOK 44 PAGE 585  
98 JAN 16 PH 3: 53

COMPUTER ✓  
RECORDED ✓  
COMPARED ✓

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver Individual's Name P.O. Box 230 Street Address Winterset City 462-3731 Phone

SPACE ABOVE THIS LINE FOR RECORDER

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE:

SEE EXHIBIT "A" ATTACHED HERETO.

State of Iowa County of Madison SS:

We X Harvey E. Florer and Hildreth N. Florer, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. ~~XXXXXX~~ We are the Trustees under the Trusts dated February 13, 19 92, to which the above-described real estate was conveyed to the trustee by Harvey E. Florer and Hildreth N. Florer, husband and wife, pursuant to an instrument recorded the 9th day of June, 19 92, in the office of the Madison County Recorder in Book 130, Page 80 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to sell and convey the above described real estate to Larry H. Utsler for the sum of \$36,000 upon the terms and conditions of a real estate installment contract entered into with the Trustee and said purchaser (describe the transfer to be made by the trustee to the bona fide purchaser), without any limitation or qualification whatsoever.

3. The Trust is in existence and I, as trustee, am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.

4. The grantor of the trust is alive.

5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Hildreth N. Florer Hildreth N. Florer Harvey E. Florer Harvey E. Florer Affiant

Sworn to (or affirmed) and subscribed before me by Harvey E. Florer and Hildreth N. Florer on the 9th day of January, 19 98.

Shirley Keating  
Notary Public in and for said State



**EXHIBIT "A"**

Parcel "D", located in the Southeast Quarter of the Southwest Quarter and in the Southwest Quarter of the Southeast Quarter of Section 33, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 33, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 89 degrees 56'30" East along the South line of the Southeast Quarter of the Southwest Quarter of said Section 33, 1042.18 feet; thence North 0 degrees 06'14" East, 789.68 feet; thence North 30 degrees 16'30" East, 612.96 feet to a point on the North line of the Southwest Quarter of the Southeast Quarter of said Section 33; thence South 89 degrees 56'57" West along the North line of the Southwest Quarter of the Southeast Quarter of said Section 33, 37.41 feet to the Northeast corner of the Southeast Quarter of the Southwest Quarter of said Section 33; thence South 89 degrees 56'56" West along the North line of the Southeast Quarter of the Southwest Quarter of said Section 33, 1314.73 feet to the Northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 33; thence South 0 degrees 01'19" West along the West line of the Southeast Quarter of the Southwest Quarter of said Section 33, 1318.90 feet to the Point of Beginning. Said parcel contains 33.453 acres, including 0.992 acres of County Road right-of-way.

EXCEPT the West 495.5 feet of said Parcel "D".