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FILED NO. 769

BOOK 43 PAGE 649

96 SEP 16 AM 11:42

REC \$5.00  
AUD ---  
R.M.F. \$1.00

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information JERROLD B. OLIVER P.O. BOX 230 WINTERSET IA 515-462-3731  
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE FOR RECORDER

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Commencing at the Southwest corner of the Northwest Quarter (¼) of Section Sixteen (16), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence East along the South line of the Northwest Quarter (¼) of Section Sixteen (16) 923.4 feet, thence North 0 degree, 0 minute, East 330.1 feet, thence West to the West line of said Northwest Quarter (¼), thence South 330.1 feet to a point of beginning.

State of Iowa County of Madison ss:

I, Marjorie C. Lathrum & Edward D. Lathrum, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Trust dated February 5, 19 96, to which the above-described real estate was conveyed to the trustee by Court Officer Deed, pursuant to an instrument recorded the 7th day of March, 19 96, in the office of the Madison County Recorder in Book 126, Page 29 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to convey real estate

(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.

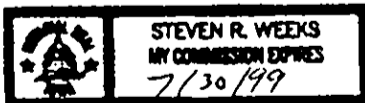
4. The grantor of the trust is alive.

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

Edward D. Lathrum  
Edward D. Lathrum

Marjorie C. Lathrum  
Marjorie C. Lathrum Affiant

Sworn to (or affirmed) and subscribed before me by Marjorie C. & Edward D. Lathrum on this 13 day of Sept, 1996.



Steven R. Weeks  
Notary Public in and for said State