

Beal/Woodard

IOWA REALTY CO., INC.
3501 Westown Parkway
WEST DES MOINES, IA 50268

REC \$ 10.00
AUD \$
R.M.F. \$ 7.00
COMPUTER
RECORDED
COMPARED

FILED NO. 3405
BOOK 43 PAGE 481
96 JUN -5 AM 10:46
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Prepared by S. Davis Patava, Midland Escrow Services, Inc., 3601 Westown Parkway, West Des Moines, Iowa 50266, Telephone 224-6264

A F F I D A V I T

RE: See Exhibit A attached

I, Virginia L. Deo, being first duly sworn on oath depose and state of my personal knowledge that:

1. I am the Trustee under the trust dated November 3, 1993, to which the above described real estate was conveyed to the Trustee by Virginia L. Deo, pursuant to an instrument recorded on the 23 day of November, 1993, recorded in the office of the Madison, County Recorder in Book 132, Page 262.

2. I am the presently existing Trustee under the Trust and am authorized to convey the above property to Keith P. Woodard & Donna J. Woodard (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.

Signed this 31st day of May, 1996.

Virginia L. Deo
Virginia L. Deo, Trustee
VLD

Subscribed and sworn to before me, the undersigned, a Notary Public in and for the State of Missouri by the above named Virginia L. Deo, this 31st day of May, 1996.

MARCIA DAVIS
Notary Public - Notary Seal
STATE OF MISSOURI
DOUGLAS COUNTY
MY COMMISSION EXP. FEB. 8, 2000

Marcia Davis

Exhibit A

The North Half (1/2) of the Southwest Quarter (1/4) of Section Ten (10), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except a parcel of land in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section 10, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the West Quarter Corner of Section 10, T77N, R27W of the 5th P.M., Madison County, Iowa; thence along the West Line of the SW 1/4 of said Section 10, South 00°00'00", 367.37 feet; thence South 90°00'00" East 192.00 feet; thence North 00°00'00", 112.41 feet; thence North 69°55'41" East, 78.26 feet; thence South 88°53'29" East, 584.50 feet; thence North 77°43'20" East 361.82 feet; thence North 00°35'17" East, 137.39 feet to the North line of the NW 1/4 of the SW 1/4 of said Section 10; thence along said North line, North 88°48'25" West, 1,205.11 feet to the point of beginning. Said excepted parcel of land contains 6.450 Acres including 0.337 Acres of County Road Right of Way.