

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA)
) SS
COUNTY OF POLK)



Re: The Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) and the Southwest Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 2, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa.

I, Jane M. Baker, of Dallas County, Iowa, being first duly sworn on oath, depose and state that:

1. Jane M. Baker, duly appointed, qualified and acting successor Trustee, and Norwest Bank, Iowa, N.A. are presently the duly appointed, qualified and acting Trustees under the Last Will and Testament of Emma L. Baker, deceased, which Trust is presently being administered in the District Court of Iowa for Polk County, as Trust No. 1487.

2. Jane M. Baker and Norwest Bank Iowa, N.A. are the presently existing Trustees under the Trust, and are authorized to execute a Court Officer Deed to Vernon L. Flinn and Tonya L. Flinn, husband and wife.

3. Said testamentary trust is in existence; and Jane M. Baker and Norwest Bank Iowa, N.A., as Trustees, are authorized to transfer the interest in the real estate, as described in Paragraph 2 above, free and clear of any adverse claims.

4. That whenever there appears in the chain of title to the above-described real estate the names of Clarence E. Baker and C. E. Baker, they refer to one and the same person.

5. All of the above and foregoing is true and correct as I verily believe.

Jane M. Baker
Jane M. Baker

Subscribed and sworn to before me, a Notary Public, by the said Jane M. Baker on this 1 day of ~~March~~, 1997.
April



Peggy Jackson
Notary Public in and for said State

FILED NO. 2648
BOOK 14 PAGE 22
97 APR -2 PM 3:51
MICHELLE UTSELL
RECORDER
MADISON COUNTY, IOWA

COPIED ✓
RECORDED ✓
COMPARED ✓

REC 5
AUG 5
R.M.F. 1/2