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S.A.F. \$2.00

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Prepared by C. Cook, 3334 Westown Parkway, West Des Moines Iowa
50266 515-235-8357

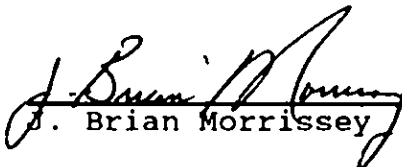
AFFIDAVIT

STATE OF IOWA)
)SS:
COUNTY OF MADISON)

I, J. Brian Morrissey, being first duly sworn on oath, do depose and state that I am a Licensed Professional Land Surveyor and Civil Engineer, working out of Winterset, Iowa.


I further depose and state that I have examined the following two legal descriptions attached as Exhibit "A" and Exhibit "B", and despite minor discrepancies between the two descriptions, Exhibit "A" describes, in my opinion, one and the same property as Exhibit "B".

This affidavit is being given to clear a possible cloud to the title of the property described in Exhibit "A" attached.



J. Brian Morrissey

Subscribed and sworn to before me, the undersigned, this 7th
day of August, 1997.



JOE SPICK
Notary Public in and for the State of
Iowa

My Commission expires:

7/10/99

EXHIBIT "A"

Legal Description: A tract of land described as follows, to wit: Commencing at a point 40 rods South and approximately 96 feet West of the Northeast corner of Section Eleven (11), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, said point being where the center of the channel of Clanton Creek intersects the North line of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said section, running thence West 1074.5 feet to the right of way of the Chicago Great Western Railroad, thence Southwest along said right of way a distance of 31 rods and 7 1/2 feet, thence East 31 rods and 2 1/2 feet, thence North 2 1/2 feet, thence East 907 feet to the center of the channel of Clanton Creek, thence following down said channel in a Northeasterly direction to the point of beginning, all being in the South Half (1/2) of the North Half (1/2) of the Northeast Quarter (1/4) of said Section Eleven (11)

EXHIBIT "B"

Commencing at a point 180 feet W. of the NE. corner of the SE 1/4 NE 1/4 NE 1/4 of Sec. 11-74-27, and running thence W. 901 feet, thence S. 283 feet, thence E. 830 feet, thence in a Northeasterly direction in a straight line to the place of beginning; also, Commencing at a point 283 feet S. and 251 feet W. of the N.E. corner SE 1/4 NE 1/4 NE 1/4, thence Northeasterly in a straight line to a point 180 feet W. of the NE Cor. SE 1/4 NE 1/4 NE 1/4, thence E. 84 feet to the center of the channel of Clanton Creek, thence following up said channel in a Southwesterly direction to a point 77 feet E. of the place of beginning, thence W. to place of beginning, all in Sec. 11-74-27 (said last described tract containing 1/2 acre, more or less

and

Beginning at a point 40 rods S. and 1081 feet W. of the NE. corner of Sec. 11-74-27, running thence S. 17 rods and 5 feet, thence W. 31 rods and 2 1/2 feet, to the right of way of the Chicago, Great Western Railroad, thence NE. along said right of way 31 rods and 7 1/2 feet, thence E. 5 rods and 7 feet to the place of beginning.