

FILED NO. **1104**

BOOK 44 PAGE 310

97 SEP 15 PM 12: 19

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SEARCHED ✓
RECORDED ✓
COMPARED ✓

REC \$ 10.00

AUD \$ _____

R.M.F. \$ 1.00

Prepared by Martin R. Anderson, 1300 50th Street, Suite 104,
West Des Moines, Iowa, 50266 (515) 225-2600.

AFFIDAVIT IN RE:

Lots 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13 and 14 of Valley
View Addition to the City of Winterset, Madison County,
Iowa.

* * *

I, HERBERT T. REED, being first duly sworn on oath state on
the basis of my personal knowledge as follows:

1. I am the sole trustee (the "Trustee") of that certain
Trust Agreement, known as the HERBERT T. REED TRUST, DATED JUNE
1, 1990, a noncourt-reporting trust (the "Trust").

2. The Trust is in full force and effect as of the date of
this Affidavit.

3. The above-described real property (the "Real
Property"), comprising a part of the trust estate, was
transferred to the Trustee of the Trust by Warranty Deed, dated
August 4, 1992, and recorded in Madison County, Iowa, on August
5, 1992, entered at Book 57, Page 607.

4. The Trust is a fully revocable and amendable Trust and
the Grantor of the Trust is alive on the date of this Affidavit.

5. Trustee is authorized to convey marketable title to the
Real Property, by Warranty Deed, to bona fide purchasers for
value, without any limitation or qualification whatsoever, free
of any liens or encumbrances except those of record, and free of
any adverse claims.

DATED THE 2nd DAY OF SEPTEMBER, 1997.

Herbert T. Reed
HERBERT T. REED, TRUSTEE

STATE OF IOWA)
) ss.
COUNTY OF POLK)

Sworn to and subscribed before me by HERBERT T. REED on this 2nd day of September, 1997, as his free and voluntary act and deed, individually and as the fiduciary.

Jon J. Wesseles
Print Name of Notary Public

[Signature]
Notary Public in and for Iowa
My Commission Expires: 3-24-98

