

THE IOWA STATE BAR ASSOCIATION Official Form No. 113 ISBA # 04132 Jordan, Oliver & Walters, P.C. Winterset, Iowa

FILED NO. 1353

BOOK 44 PAGE 328

97 OCT -2 PM 1:49

REC \$ 10.00 AUD \$ R.M.F. \$ 1.00

NICHOLLE ULLMAN RECORDER MADISON COUNTY, IOWA

SEARCHED SERIALIZED INDEXED FILED

Preparer Information Jerrold B. Oliver P.O. Box 230 Winterset 462-3731 Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE FOR RECORDER

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: SEE EXHIBIT "A" ATTACHED HERETO.

State of Iowa County of Madison ss:

We, Harvey E. Florer and Hildreth N. Florer, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. We are the Trustees of the Trusts dated February 13, 1992, to which the above-described real estate was conveyed to the trustee by Harvey E. Florer and Hildreth N. Florer, husband and wife, pursuant to an instrument recorded the 9th day of June, 1992, in the office of the Madison County Recorder in Book 130, Page 80 (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to sell and convey the above described real estate to Thomas P. Murphy and Cathy Murphy for the sum of \$35,000 upon the terms and conditions of a real estate installment contract entered into with the Trustee and said purchasers (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.

Hildreth N. Florer

Harvey E. Florer Affiant

Sworn to (or affirmed) and subscribed before me by Harvey E. Florer and Hildreth N. Florer on this 29 day of Sept, 1997.



Jerrold B. Oliver Notary Public in and for said State

EXHIBIT "A"

Parcel "C", located in the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southeast corner of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section 32, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North $0^{\circ}04'59''$ West along the East line of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Thirty-two (32), 702.32 feet; thence South $89^{\circ}47'45''$ West, 985.21 feet; thence South $0^{\circ}00'05''$ West, 703.77 feet to a point on the South line of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Thirty-two (32); thence North $89^{\circ}42'43''$ East along the South line of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Thirty-two (32) which is an existing fenceline, 986.26 feet to the Point of Beginning. Said Parcel contains 15.909 acres, including 0.628 acres of County Road right-of-way.