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

COMPUTER RECORDED COMPARED

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BOOK 44 PAGE 348

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

NICHOLLE UTSELL RECORDER MADISON COUNTY, IOWA

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 under 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 Jeff D. Thomas and Laurie L. Thomas 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 signature and name

Harvey E. Florer signature and name 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 signature



Notary Public in and for said State



EXHIBIT "A"

The West Four Hundred and Ninety Five point Five (495.5) feet of Parcel "D", located in the Southeast Quarter (¼) of the Southwest Quarter (¼) and in the Southwest Quarter (¼) of the Southeast Quarter (¼) of Section Thirty-three (33), 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 Southwest corner of the Southeast Quarter (¼) of the Southwest Quarter (¼) of Section 33, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 89°56'30" East along the South line of the Southeast Quarter (¼) of the Southwest Quarter (¼) of said Section 33, 1042.18 feet; thence North 00°06'14" East, 789.68 feet; thence North 30°16'30" East, 612.96 feet to a point on the North line of the Southwest Quarter (¼) of the Southeast Quarter (¼) of said Section 33; thence South 89°56'57" West along the North line of the Southwest Quarter (¼) of the Southeast Quarter (¼) of said Section 33, 37.41 feet to the Northeast corner of the Southeast Quarter (¼) of the Southwest Quarter (¼) of said Section 33; thence South 89°56'56" West along the North line of the Southeast Quarter (¼) of the Southwest Quarter (¼) of said Section 33, 1314.73 feet to the Northwest corner of the Southeast Quarter (¼) of the Southwest Quarter (¼) of said Section 33; thence South 0°01'19" West along the West line of the Southeast Quarter (¼) of the Southwest Quarter (¼) of said Section 33, 1318.90 feet to the Point of Beginning. Said Parcel "D" contains 33.453 acres, including 0.992 acres of County Road right-of-way.