

FILED NO. 1462
BOOK 126 PAGE 320
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AFFIDAVIT OF MAILING PURSUANT TO SECTION 654.18

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$25.00

STATE OF IOWA :
 : SS
MADISON COUNTY :

I, Susan K. Janssen, being first duly sworn on oath, depose and state:

1. I am a duly qualified practicing attorney in the State of Iowa.

2. As attorney for Mortgagee, I personally mailed by U.S. certified mail on the 4th day of December, 1989, a duly completed and addressed copy of the Notice of Election to Follow Alternative Nonjudicial Voluntary Foreclosure Procedure in the form attached hereto, marked Exhibit "A" and by this reference made a part hereof to the following persons having or appearing to have liens as of December 4, 1989, junior to Mortgagee covering some or all of the real property described in Exhibit "B" attached hereto and by this reference made a part hereof:

Farmland Insurance Co. 1963 Bell Ave. Des Moines, IA 50315	General Motors Acceptance Corp. 4725 Merle Hay Rd. Des Moines, IA 50322
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Janice Weeks
Madison County Clerk of Court
interset, IA 50273

3. As attorney for Mortgagee, I personally mailed by U.S. certified mail on the 15th day of December, 1989, a duly completed and addressed copy of the Notice of Election to Follow Alternative Nonjudicial Voluntary Foreclosure Procedure in the form attached hereto, marked Exhibit "A" and by this reference made a part hereof to the following persons having or appearing to have liens as of December 4, 1989, junior to Mortgagee covering some or all of the real property described in Exhibit "B" attached hereto and by this reference made a part hereof:

Julie K. Nicholson
P. O. Box 93
Winterset, IA 50273

4. The Notices of Election to Follow Alternative Nonjudicial Voluntary Foreclosure Procedure were sent pursuant to Section 654.18 of the Code of Iowa to nonjudicially foreclose that certain Mortgage dated July 9, 1982, executed by Mortgagor in favor of Mortgagee and recorded on July 9, 1982, in Book 136 at Page 198 in the Office of the Recorder of Madison County, Iowa.

5. This Affidavit is given to evidence compliance with the notice requirements of Section 654.18 of the Code of Iowa.

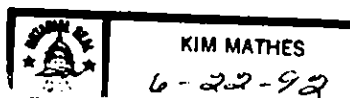
CHICKERING & JANSSEN

By Susan K. Janssen
Susan K. Janssen
65 Jefferson
Winterset, IA 50273
(515) 462-2111

ATTORNEY FOR MORTGAGEE.

On this 15 day of January, 1990, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Susan K. Janssen, to me known to be the identical person named in and who executed the within and foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

Kim Mathes
Notary Public in and for the
State of Iowa.



NOTICE OF ELECTION TO FOLLOW ALTERNATIVE
NONJUDICIAL VOLUNTARY FORECLOSURE PROCEDURE

TO: Farmland Insurance Co. 1963 Bell Ave. Des Moines, IA 50315	General Motors Acceptance Corp. 4725 Merle Hay Rd. Des Moines, IA 50322
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Julie K. Nicholson 304 Madison Ave. Earlham, IA 50072	Janice Weeks Madison County Clerk of Court Winterset, IA 50273
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YOU ARE HEREBY NOTIFIED that Nicholas C. Bek ("Mortgagor") and United States of America, acting through Farmers Home Administration (FmHA), ("Mortgagee") have elected to follow the Alternative Nonjudicial Voluntary Foreclosure Procedure set forth in Section 654.18 of the Code of Iowa. As of 7/27/82, 1989, Mortgagor has conveyed all of the Mortgagor's respective right, title and interest in the following-described real property to Mortgagee, to-wit:

All that part of the North Half (1/2) of the Northwest Fractional Quarter (1/4), except the North 12 rods in width thereof, lying and being West of the Public Highway, in Section Six (6), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 5 1/2 acres, more or less, and a tract of land described as follows, to-wit: Beginning at the Northeast corner of Section One (1), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence South 1,320.20 feet along the East line of said Section One (1), thence North 89°57'20" West 1311 feet along the South line of the Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4) of said Section One (1) to the Southwest corner thereof, thence North 0°01'45" East 1,307.3 feet to the North Quarter Quarter (1/4 1/4) corner of said Section One (1), thence North 89°28'45" East 1310.4 feet along the North line of said Section One (1) to the point of beginning, containing 39.53 acres more or less, including 1.34 acres of road right-of-way.

You appear of record to have a lien upon the above-described real property that is junior to the Mortgage executed by Mortgagor in favor of Mortgagee dated July 9, 1982, and recorded on July 9, 1982, in Book 136 at Page 198 in the Office of the Recorder of Madison County, Iowa.

YOU ARE HEREBY NOTIFIED that you have thirty (30) days from the date of the mailing of this Notice as stated below to exercise any rights of redemption you may have relating to the

above-described real property. If you do not exercise any such rights, then any lien you have upon the above-described real property will be removed from the property. For more information concerning the amount needed to redeem, you may contact the Mortgagee at P. O. Box 231, 209 E. Madison, Winterset, IA 50273, or the undersigned.

Date of mailing December 4, 1989.

UNITED STATES OF AMERICA,
acting through Farmers Home
Administration, Mortgagee

CERTIFIED MAIL

By Susan K. Janssen
Susan K. Janssen, Its Attorney
65 Jefferson
Winterset, IA 50273
(515) 462-2111

BEK REAL ESTATE DESCRIPTION

All that part of the North Half (1/2) of the Northwest Fractional Quarter (1/4), except the North 12 rods in width thereof, lying and being West of the Public Highway, in Section Six (6), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 5 1/2 acres, more or less, and a tract of land described as follows, to-wit: Beginning at the Northeast corner of Section One (1), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence South 1,320.20 feet along the East line of said Section One (1), thence North 89 57'20" West 1311 feet along the South line of the Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4) of said Section One (1) to the Southwest corner thereof, thence North 0 01'45" East 1,307.3 feet to the North Quarter Quarter (1/4 1/4) corner of said Section One (1), thence North 89 28'45" East 1310.4 feet along the North line of said Section One (1) to the point of beginning, containing 39.53 acres more or less, including 1.34 acres of road right-of-way.

EXHIBIT B