

JANET COLLEEN BREEN
AFFIDAVIT IN RE:

An undivided 11.8 percent interest in the North 95 Acres of the Northeast Fractional Quarter (1/4) of Section Thirteen (13) in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

I, Janet Colleen Breen, being first duly sworn and under oath state of my personal knowledge that:

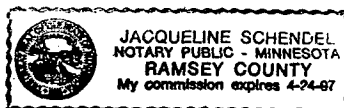
1. I am the Co-Trustee under the Betty W. Breen Marital Trust ("Trust"), successor to Maurice T. Breen Revocable Trust under Agreement dated December 15, 1989. The above-described real estate was bequeathed to the Maurice T. Breen Revocable Trust under Agreement dated December 15, 1989, pursuant to the Last Will and Testament of Maurice T. Breen dated December 15, 1989, which was probated in the Iowa District Court for Linn County as Probate No. PR 19992-0791. The above-described property is currently held by the Betty W. Breen Marital Trust pursuant to the terms of the Maurice T. Breen Revocable Trust under Agreement dated December 15, 1989.

2. I am presently existing Co-Trustee under the Trust and am s authorized to convey the above-described real estate to Florence A. Colby without any limitation or qualification whatsoever.

3. The Trust is in existence and I, as Co-Trustee, am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.

Janet Colleen Breen
Janet Colleen Breen

Sworn to and subscribed before me by Janet Colleen Breen on this 13 day of July, 1994.



Jacqueline Schendel
Notary Public

COMPUTER
RECORDED
COMPARED

REC \$ 5.00
AUD \$ _____
R.M.F. \$ 1.00

FILED NO. 352
BOOK 42 PAGE 385
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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA