

IOWA REALTY CO., INC.
3501 Westown Parkway
WEST DES MOINES, IA 50266

Hanrahan/Grubb

FILED NO. 2053
BOOK 42 PAGE 704
95 FEB 13 PM 3:34

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA :
 : ss.
WARREN COUNTY :

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

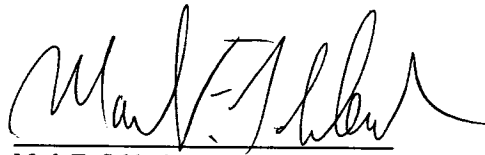
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

I, Mark F. Schlenker, being first sworn on oath, on this 8th day of February, 1995, do state that I am an attorney licensed to practice law in the State of Iowa and that I have served as the attorney regarding various matters for Thomas P. Hanrahan, a/k/a T.P. Hanrahan, formerly of Madison County, Iowa, for the last approximately 15 years, and that an easement in favor of Warren Water, Inc. granted by Charles F. Hanrahan as "Trustee for Thomas P. Hanrahan" on December 20, 1993 and recorded with the Recorder of Madison County, Iowa, on February, 16, 1994, at Book 132, Page 522, was granted by said Charles F. Hanrahan without legal authority of Thomas P., Hanrahan, as there was no trust in existence at the time of execution of such easement, or before or after such execution, wherein a trusteeship was created in Charles F. Hanrahan by Thomas P. Hanrahan. The aforesaid Thomas P. Hanrahan, deceased August 21, 1994, was the uncle of Charles F. Hanrahan, and this affiant believes Charles F. Hanrahan executed the aforesaid easement erroneously solely as a relative and next best friend of Thomas P. Hanrahan, said easement having been mistakenly prepared by the Grantee, Warren Water, Inc., alleging Charles F. Hanrahan to be a trustee. Said easement purported to encumber the following real property in Madison County, Iowa:

The Northwest Quarter of Section 13, Township 77 North, Range 26 West of the 5th P.M., Iowa.

This is an affidavit explanatory of title, which, pursuant to §558.8 of the Iowa Code (1993), may be recorded by the possessor of the affected property and which is presumptively true on recording and conclusive as to the facts stated therein three years after recording.

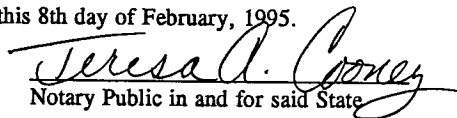
Further this affiant sayeth naught.



Mark F. Schlenker
HALL & SCHLENKER
Attorneys at Law
115 South Howard
Indianola, Iowa 50125



Subscribed and sworn to before me this 8th day of February, 1995.


Notary Public in and for said State