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When recorded, return to:
Richard W. Baskerville, Esq.

BROWN, WINICK, GRAVES, DONNELLY, BASKERVILLE AND SCHOENEBAUM
Suite 1100 Two Fluan Center
DES MOINES, IOWA 50309

FILED NO. 0002

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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

AFFIDAVIT

STATE OF IOWA)
) ss.
COUNTY OF POLK)

This Affidavit made this 16th day of June, 1992, is for the purpose of clarifying and confirming title as to certain parcels of real estate in the Fred R. Hunter Trust For Margaret Hunter Schafer. The undersigned affiants are Hawkeye Bank & Trust, a bank which, for a substantial period of time, had been the corporate trustee involved with this trust share, and Richard W. Baskerville, an attorney admitted to and currently practicing as a member of the Bar of the State of Iowa and a partner in the firm of Brown, Winick, Graves, Donnelly, Baskerville and Schoenebaum, a Des Moines law firm.

The affiants state as follows:

1. That the Fred R. Hunter Revocable Trust Agreement was executed on October 2, 1962, with Fred R. Hunter of Earlham, Iowa, as "Settlor." Fred R. Hunter and his brother, Ralph B. Hunter, were the original co-trustees.

2. That Article VII of said Agreement provided that the Settlor was entitled to designate a corporate trustee to act after his death. Fred R. Hunter died on August 28, 1971. He had designated the Capital City State Bank of Des Moines to serve as sole trustee of the trust upon his death. That bank, and its successors in interest, currently known as Hawkeye Bank & Trust, did function continuously as a trustee of this trust from the time of Fred R. Hunter's death up to December 16, 1991.

3. That after the death of Settlor, Fred R. Hunter, and pursuant to Article VI of the Trust Agreement, the trust assets not disposed of under other provisions of the trust were divided and allocated by the trustee into two separate and equal trusts - one for each of the Settlor's two children. One of the trust shares was designated as the Fred R. Hunter Trust For Margaret Hunter Schafer. The other trust share was designated as the Fred R. Hunter Trust For Elizabeth Hunter Christensen. The aforementioned bank made the division of the trust assets, which division was agreed upon between the beneficiaries and parties in interest as to both trust shares. The division was made on the books and records of the corporate trustee; the title to all real estate continued to be held in the name of the bank in its capacity as trustee of the Fred R. Hunter Trust without there being any deeds placed of record to show the division.

4. Such arrangement continued for a period of many years. On December 16, 1991, the jurisdiction of the District Court in and for Madison County was invoked by a proceeding entitled Trust No. 3895. Hawkeye Bank & Trust filed of record its withdrawal as trustee, and an appropriate application was filed by Anne Schafer, Paul Schafer, and John Andrew Schafer, they being the children of Margaret Hunter Schafer, requesting that they be appointed as successor co-trustees. Other appropriate waivers were filed and, pursuant thereto, an order of the court was entered on December 16, 1991, duly appointing Anne Schafer, Paul Schafer, and John Andrew Schafer as the successor co-trustees of the Fred R. Hunter Trust For Margaret Hunter Schafer. Since the jurisdiction of the court was invoked solely for the purpose of naming successor trustees, the court did not retain any ongoing jurisdiction after this order was entered.

5. Hawkeye Bank & Trust continues, at the time of the writing of this affidavit, as the trustee of the Fred R. Hunter Trust For Elizabeth Hunter Christensen.

6. The new duly appointed and qualified co-trustees now, by virtue of their fiduciary capacity, accede to the title to the real estate held by Hawkeye Bank & Trust, in its fiduciary capacity, for the benefit of the Fred R. Hunter Trust For Margaret Hunter Schafer. To confirm and clarify, the following parcels of real estate are acknowledged and deemed to be the parcels attributed to the Fred R. Hunter Trust For Margaret Hunter Schafer:

Parcel 1

The East Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Seven (7), in Township Seventy-Seven (77) North, Range Twenty-Eight (28) West of the 5th P.M., Madison County, Iowa.

Parcel 2

The South Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Nine (9), and the Northeast Quarter ($\frac{1}{4}$) and East Eight (8) Acres of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Sixteen (16), in Township Seventy-Seven (77) North, Range Twenty-Eight (28) West of the 5th P.M., Madison County, Iowa.

Parcel 3

The West 20 Acres of the West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) and the East Half ($\frac{1}{2}$) of the East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) and the Northwest Quarter ($\frac{1}{4}$) of Section Fifteen (15), and the South Half ($\frac{1}{2}$) of the

Southwest Quarter ($\frac{1}{4}$) and the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Ten (10), all in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

Parcel 4

The Northeast Quarter ($NE\frac{1}{4}$) and the East Half ($E\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$); and 5 Acres off the East end of the Northwest Quarter ($NW\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$), being a strip of land described as follows: Beginning at the Northeast Corner of said Northwest Quarter ($NW\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$), thence 10 rods West, thence 80 rods South, thence 10 rods East, thence 80 rods North to the place of beginning, all of the above described land being in Section 35 in Township 78 North, of Range 29 West of the 5th P.M., Dallas County, Iowa, subject to easements.

Parcel 5

The Northwest Quarter ($NW\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$), except 5 Acres off the East end of said Northwest Quarter ($NW\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$), and the Northeast Quarter ($NE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$), all in Section 35 in Township 78 North, of Range 29 West of the 5th P.M., Dallas County, Iowa.

Parcel 6

Lot "O" in Block Eleven (11) in Oakwood Park, Cerro Gordo County, Iowa.

Parcel 7

The East Fractional Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Six (6), in Township Seventy-Seven (77) North, of Range Twenty-Eight (28) West of the 5th P.M., Madison County, Iowa.

Parcel 8

.06 Acre of Railroad Right-of-Way located in Section 16, Township 77, Range 28, Madison County, Iowa.

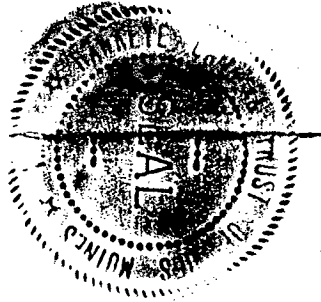
Parcel 9

Lot 4 in Allen's Subdivision located in the City of Earlham, Madison County, Iowa.

Parcel 10

The North 12 Acres of the Northeast Quarter of the Northeast Quarter of Section 2, Township 77, Range 29, Madison County, Iowa.

Further affiants sayeth not.

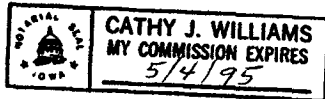


HAWKEYE BANK & TRUST OF
DES MOINES

By Kay Schoon
its Trust Officer

Richard W. Baskerville
Richard W. Baskerville

On this 16th day of June, 1992, before me, the undersigned, a Notary Public in and for said state, personally appeared Kay Schoon, to me personally known, who, being by me duly sworn, did say that they are the Trust Officer of HAWKEYE BANK & TRUST OF DES MOINES executing the within and foregoing instrument, that the seal affixed hereto is the seal of said banking corporation; that said instrument was signed and sealed on behalf of said banking corporation by authority of its Board of Directors; and that the said Kay Schoon, as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said banking corporation, by it and by them voluntarily executed.



Cathy J. Williams
Notary Public
in and for said State



On this 18th day of June, 1992, before me, the undersigned, a Notary Public in and for said state, personally appeared RICHARD W. BASKERVILLE, to me known to be the identical named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and

Cindy Elder
Cindy Elder, Notary Public
in and for said State