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FILED NO. 1830

AFFIDAVIT EXPLANATORY OF TITLE

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93 JAN 20 AM 11:12

STATE OF IOWA :
 : SS
 MADISON COUNTY :

COMPARED

MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

I, Samuel H. Braland, being first duly sworn on oath depose and state as follows, for the purpose of clarifying the record chain of title to the following described real estate, to-wit:

The Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 6, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, except the West 530 feet thereof, and except a tract of land commencing at a point 159.44 feet South of the Northeast Corner of said 40 acre tract; thence continuing South 163.76 feet; thence West 3.00 feet; thence North 163.76 feet; thence East 3.00 feet to the Point of Beginning; all in the City of Earlham, Madison County, Iowa.

I am a practicing attorney at law, and my office is in the City of Earlham, Madison County, Iowa.

From research of the chain of title, I know the following respecting the above described real estate:

1. Joseph L. Ledlie died intestate on June 6, 1927, a resident of Madison County, Iowa. His estate was administered in the Iowa District Court For Madison County as Probate No. 3369.

2. The Probate Inventory filed in said administration shows that at the time of his death Joseph L. Ledlie owned the following described real estate, to-wit:

The NW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 6-77-28, except 6.13 acres in the SW. part and except 4.66 acres in the NW. part, all in the Town of Earlham, Iowa;

3. Said inventoried real estate was situated in Madison County, Iowa.


4. The Probate Inventory description of Joseph L. Ledlie's interest at death in said NW $\frac{1}{4}$ SE $\frac{1}{4}$ is vague where it describes the part of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ excepted from his ownership.

5. I know of my own personal knowledge that the records of Madison County, Iowa, show conveyances by Joseph L. Ledlie during his lifetime of certain real estate interests he owned in the West 530 feet of said NW $\frac{1}{4}$ SE $\frac{1}{4}$; the records further show that no real estate conveyances were made by Joseph L. Ledlie prior to his death in the part of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ that lies East of the West 530 feet thereof. The records thus clarify that the part of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ not owned by Joseph L. Ledlie at the time of his death was situated in the West 530 feet thereof.

The matters set forth herein are matters of which I either have personal knowledge or have learned from an inspection of the documents and records referred to herein. The statements and allegations are, to the best of my knowledge, true and correct as I verily believe.


 Samuel H. Braland

Subscribed and sworn to before me by the said Samuel H. Braland this 20th day of January, 1993.


 Notary Public in and for the
 State of Iowa.

