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IN RE NEfr $\frac{1}{4}$ NW $\frac{1}{4}$, and S $\frac{1}{2}$ NW $\frac{1}{4}$ 3-77-26
MADISON COUNTY, IOWA

FILED NO. 2088
BOOK 41 PAGE 323
93 FEB 19 AM 10: 27

STATE OF IOWA)
COUNTY OF Polk) ss.

Fee \$45.00

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

We, Shirley Sweeney, a/k/a Edna Shirley Sweeney, and Raymond Van Gorp, being first duly sworn and under oath, state of our personal knowledge that:

1.(a) Shirley Sweeney, a/k/a Edna Shirley Sweeney, and Raymond Van Gorp were Trustees under the trust created in the matter of the Blanche L. Lehmkuhl Trust under the Will, established for the benefit of Charles W. Lehmkuhl, Jr., in the Iowa District Court for Madison County, No. 3903, Trust Docket I, Page 47, on transcript from the Iowa District Court of Warren County, to which the above-described real estate was conveyed pursuant to the will of Blanche L. Lehmkuhl, in the Iowa District Court for Madison County, Probate No. 9847, Docket U, Page 47, transcribed from the Iowa District Court for Warren County.

(b) On March 5, 1992, Shirley Sweeney and Raymond Van Gorp were the existing Trustees under the above-identified trust and were authorized to transfer the above real estate to Loren T. Gunderman and Genevieve E. Gunderman, husband and wife, as tenants in common, without any limitation or qualification whatsoever. On that date we executed a court officer deed, dated March 5, 1992, and filed March 27, 1992, in Book 129 at Page 662 in the office of the Madison County Recorder.

(c) On March 5, 1992, the trust was in existence, and we, as Trustees, were authorized to transfer the interest in the real estate, as described in paragraph 1(b); free and clear of any adverse claims.

2.(a) I, Shirley Sweeney, a/k/a Edna Shirley Sweeney, was a Trustee of the Residuary Trust under the will of Charles W. Lehmkuhl, Iowa District Court for Madison County, Probate No. 9846, Docket U, Page 46, transcribed from the Iowa District Court for Warren County.

(b) I was, on March 25, 1992, the existing Trustee under the above trust and was authorized to transfer the above real estate to Loren T. Gunderman and Genevieve E. Gunderman, husband and wife, as tenants in common, without any limitation or qualification whatsoever. On March 25, 1992, I executed a court officer deed, which was filed March 27, 1992, in Book 129, on Page 663 in the office of the Madison County Recorder.

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4800 Westown Parkway
WEST DES MOINES, IOWA 50265

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(c) On March 25, 1992, the trust was in existence and I, as Trustee, was authorized to transfer the interest in the real estate, as described above, free and clear of any adverse claims.

3.(a) I, Shirley Sweeny, a/k/a Edna Shirley Sweeney, was the Trustee under the Marital Trust created by the last will and testament of Charles William Lehmkuhl in the Iowa District Court for Madison County, Probate No. 9846, Docket U, Page 46, transcribed from the Iowa District Court of Warren County.

(b) On March 25, 1992, I was the existing Trustee under the above trust and was authorized to transfer the above real estate to Loren T. Gunderman and Genevieve E. Gunderman, husband and wife, as tenants in common, without any limitation or qualification whatsoever. I executed a court officer deed on March 25, 1992, filed March 27, 1992, in Book 129 on Page 665 in the office of the Madison County Recorder.

(c) On March 25, 1992, the trust was in existence and I, as Trustee, was authorized to transfer the interest in the real estate, as described above, free and clear of any adverse claims.

4. We further warrant to the transferees identified above, Loren T. Gunderman and Genevieve E. Gunderman that:

(a) The respective trusts identified above, pursuant to which the transfer was made, were duly executed and in existence on the date of the transfer.

(b) The persons creating the trusts were under no disability or infirmity at the time the trusts were created in their wills.

(c) The transfer by the Trustees to the purchasers was effective and rightful.

(d) The Trustees know of no facts or legal claims which might impair the validity of the trusts or the validity of the transfer.

Dated this 18th day of February, 1993.

Shirley Sweeney
Shirley Sweeney a/k/a Edna Shirley
Sweeney

Raymond Van Gorp
Raymond Van Gorp

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Subscribed and sworn to before me by the said Shirley Sweeney a/k/a Edna Shirley Sweeney on this 18th day of February, 1993.

Carol M. Westland
Notary Public in and for the State
of Iowa

Subscribed and sworn to before me by the said Raymond Van Gorp on this 18th day of February, 1993.

Carol M. Westland
Notary Public in and for the State
of Iowa



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