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BOOK 41 PAGE 410
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AFFIDAVIT

State of Iowa
:ss:
County of Polk

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

I, William Wimer, being first duly sworn on oath do depose and state that I am an attorney engaged in the general practice of the law in the City of Des Moines, Iowa, and that I am thoroughly familiar with the chain of title to the following described real property:

That part of the Southwest Quarter of Section 25, Township 75 North, Range 26, West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 25; thence on an assumed bearing of South 00 degrees 00 minutes 00 seconds East along the West line of said Southwest Quarter 449.50 feet to the point of beginning; thence North 90 degrees 00 minutes 00 seconds East 522.72 feet; thence South 00 degrees 00 minutes 00 seconds East 250.00 feet; thence North 90 degrees 00 minutes 00 seconds West 522.72 feet to the West line of said Southwest Quarter; thence North 00 degrees 00 minutes 00 seconds East along said West line 250.00 feet to the point of beginning.

Said tract contains 3.00 acres more or less and is subject to Madison County Highway Easement over the westerly 0.20 acres thereof and is subject to any encumbrances of record.

Based upon my own personal knowledge and investigation, the three circular grain bins referred to in the Deed from Howard P. Downs and Susan R. Downs, husband and wife, to Steven W. Downs and Kimberly S. Downs dated May 23, 1992 and recorded June 4, 1992 in Deed Rec. 130 Page 75 Madison County, Iowa records are not located on the above-described property, or any driveways, gates, roads or electrical supply lines located upon the above-described property. See attached letter from Morrissey Surveying.

Dated this 6th day of May, 1992.

William Wimer
William Wimer

Charlotta Lee Parker
Notary Public in and for the
State of Iowa



Subscribed and sworn to before me this 6th day of May, 1992.

APR-28-1993 09:56 FROM MADISON COUNTY ENGINEER TO 12706691 P.01

MORRISSEY SURVEYING

J. BRIAN MORRISSEY
Registered Professional Land Surveyor
Registered Professional Civil Engineer

515-462-2166
R.R. 3, Box 104A
Winterset, Iowa 50273

April 28, 1993

Post-It™ brand fax transmittal memo 7671		# of pages >
To Carolyn Davitt	From Brian Morrissey	
Co. First Federal	Co. Morrissey Surveying	
Dept.	Phone # 515-462-1136	
Fax # 1-270-6691	Fax # 515-462-2506	

Carolyn Davitt
First Federal Savings Bank
7733 Douglas Avenue
Urbandale, IA 50322

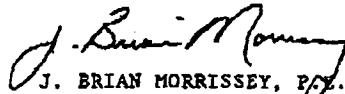
Re: Steven W. and Kimberly S. Downs Property
Auditors Parcel A, Section 25, T75N, R26W
Madison County, Iowa
Recorded in Book 2, Page 376

Dear Ms. Davitt:

This letter is to advise you that I performed a land survey on the above parcel and the grain bins in question lie a minimum of 10 feet South of the south lot line of the above 3.00 acres parcel. The grain bins are therefore not on the parcel. Mr. Steve Downs requested that the south lot line of the 3.00 acres parcel be north of the grain bins, and I advised him to maintain a minimum of 10 foot side yard set-back.

Please let me know if you need additional information.

Sincerely,


J. BRIAN MORRISSEY, P.C.E. & L.S.
Morrissey Surveying