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REC.
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AFFIDAVIT

COMPARED

STATE OF IOWA :
 :ss
MADISON COUNTY:

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$ 15.00

I, Faye Husted, being first duly sworn on oath, state that this Affidavit concerns the chain of title to the following-described real estate:

The following-described tracts of real estate, all located in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa:

Tract #1: All that part of the Northwest Quarter ($\frac{1}{4}$) of Section Fifteen (15) lying East of the centerline of the former right-of-way of the Chicago, Burlington and Quincy Railroad, excepting therefrom the following tracts:

- a. The East 26.6 Acres of said Northwest Quarter ($\frac{1}{4}$);
- b. Commencing at a point 218 feet North of the intersection of the East line of the right-of-way of the Chicago, Burlington and Quincy Railroad Company with the North line of the public highway running east and west along the South side of the said Northwest Quarter ($\frac{1}{4}$), running thence West $37\frac{1}{2}$ feet, thence North $412\frac{1}{2}$ feet, thence East $412\frac{1}{2}$ feet, thence South $412\frac{1}{2}$ feet, thence West 375 feet to the place of beginning;
- c. Commencing at the West Quarter ($\frac{1}{4}$) corner of said Section Fifteen (15), thence North $83^{\circ}12'38''$ East 1414.27 feet to the Southeast corner of present Interstate 35 School property, being the Point of Beginning; thence along the North right-of-way line of County Highway G-68, North $85^{\circ}35'00''$ East 812.10 feet; thence along an existing fence, North $01^{\circ}06'47''$ West 602.83 feet; thence along the easterly prolongation of an existing fence, South $85^{\circ}51'10''$ West 811.04 feet to the Northeast corner of present Interstate 35 School property; thence South $01^{\circ}02'00''$ East 606.70 feet to the Point of Beginning, containing 11.250 acres, more or less. Bearings are based on the West line of the Southwest Quarter ($\frac{1}{4}$) of said Section Fifteen (15) (centerline of West Street in Truro), which is assumed to bear North $00^{\circ}32'51''$ West;

- d. A parcel of land described as commencing at the Southwest Corner of the Northwest Quarter ($\frac{1}{4}$) of said Section Fifteen (15), thence North $0^{\circ}00'$ 25.2 feet to centerline of Primary Road No. 251; thence North $89^{\circ}40'$ East 292.3 feet; thence easterly 155.9 feet along a 8595.0 feet radius curve concave northerly; thence North $1^{\circ}02'$ West 45.1 feet to Point of Beginning; thence North $1^{\circ}02'$ West along the centerline of the right-of-way of the Chicago, Burlington and Quincy Railroad 215.8 feet; thence North $85^{\circ}59'$ East 412.5 feet; thence North $1^{\circ}02'$ West 412.5 feet; thence North $85^{\circ}59'$ East 555.8 feet; thence South $1^{\circ}02'$ East 606.7 feet to the north right-of-way line of Primary Road No. 251; thence South $85^{\circ}35'$ West 73.8 feet; thence South $74^{\circ}26'$ West. 102.0 feet; thence South $85^{\circ}45'$ West 700.0 feet; thence South $87^{\circ}15'$ West 95.6 feet to point of beginning.

- Tract #2: Beginning at a point approximately 1280.0 feet West of the Southeast Corner of the Northeast Quarter ($\frac{1}{4}$) of Section Sixteen (16) which is also a point 60.0 feet right of centerline Station 256+20 of Project SN-1920; thence Northwesterly 903.1 feet along a 2352.0 foot radius curve concave Northeasterly and having a central angle of $22^{\circ}00'$ to a point 60.0 feet right of centerline Station 247+40 of Project SN-1920; thence Southerly approximately 322.0 feet to the South side of the Northeast Quarter ($\frac{1}{4}$) of said Section Sixteen (16); thence east approximately 859.0 feet to the point of beginning and containing 2.63 acres, more or less.
- Tract #3: The West 480 feet in width of the South Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Sixteen (16).
- Tract #4: The North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Sixteen (16) except that part platted and dedicated to the Town of Truro (Ego); and also except the tract described as follows: Commencing 10 feet North of the Southeast corner of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Sixteen (16), thence North 180 feet, thence West 167 feet, thence South 180 feet, thence East to the point of beginning.
- Tract #5: The Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Sixteen (16), excepting therefrom a tract described as follows: Commencing at the Northeast Corner of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) running thence West 500 feet, thence Southeast to a point on the East line of said 40-acre tract, 357.8 feet South of said Northeast Corner, thence North 357.8 feet to the place of beginning.
- Tract #6: The Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Sixteen (16).

Tract #7: The Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Sixteen (16), excepting therefrom a tract described as follows: commencing at a point $18\frac{1}{2}$ rods North of the Southeast corner of Section Sixteen (16), running thence West $7\frac{1}{2}$ rods, thence North 17 rods, thence East $7\frac{1}{2}$ rods, thence South 17 rods to the place of beginning.

I further state that E. M. Husted died a resident of Lakeview, Baxter County, Arkansas, on October 19, 1979. The Last Will and Testament of E. M. Husted was admitted to probate in Baxter County, Arkansas, and the estate was administered in said county. A transcript of said estate proceedings was filed in the office of the Clerk of Court of Madison County, Iowa, on July 3, 1984, as Probate No. 8936, Probate Docket "S", Page 336. This Affidavit is being filed to request the Madison County Auditor to transfer all of the above property to the names of Marvin G. Phillips and Mary E. Phillips, contract purchasers from E. M. Husted and Faye Husted pursuant to a Real Estate Contract recorded in Deed Record 101, Page 165 of the Madison County Recorder's office.

Faye Husted
Faye Husted

Subscribed and sworn to before me by Faye Husted on this 19th day of December, 1990.

Jolene K. DeCarlo
Notary Public in and for the State of Iowa

