

Fee \$10.00

FILED NO. 2235

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91 MAY -6 PM 1:23

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA :  
                  : ss  
COUNTY OF POLK :

COMPARED

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

I, Michael G. Geier, after being first duly sworn upon oath, depose and state as follows:

I am a licensed surveyor under the laws of the State of Iowa. As such, I have personal knowledge of the matters set forth in this Affidavit and the expertise to give this Affidavit.

A Notice of Forfeiture of Real Estate Contract, which was recorded, and the underlying Real Estate Contract, which was not recorded, described a Real Estate Contract from Ed Acela and Joan K. Acela, vendors, to Dennis L. Karlzen, Buyer, covering:

Timberland with pond and barn - 23 acres:

West 23 acres of Section #2 and #11, Township 76, Range 27, Union Township, Madison County, Iowa.

The above-described real property is completely separate from, and not part of, the following-described real property:

A part of the South Half (S $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Two (2), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, lying North and West of county highway G-4-R and described as follows: Commencing at the Southwest corner of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of said Section Two (2); thence South 89°06'16" West, 314.05 feet to a point on the centerline of county highway G-4-R; thence along the centerline of said highway Northeasterly along a curve concave southeasterly whose radius is 1910.00 feet, whose arc length is 13.22 feet, and whose chord bears North 38°02'10" East, 13.22 feet to the point of beginning, thence North 51°45'55" West, 50.00 feet to a point on the Northwesterly right-of-way line of said county highway; thence North 90°00'00" West, 50.00 feet; thence North 0°00'00" East 516.08 feet; thence North 90°00'00" East, 401.99 feet; thence South 0°00'00" East, 110 feet; thence South 46°36'35" East, 65.24 feet to a point being on the centerline of said county highway; thence along the centerline of said highway South 43°23'25" West, 360.78 feet; thence continuing along the centerline of said highway southwesterly along a curve concave southeasterly, whose radius is 1910.00 feet, whose arc length is 171.86 feet, and whose chord bears South 40°48'45" West, 171.80 feet to the point of beginning and containing 3.8021 acres, more or less.

30 P

MAY-3-91 FRI 10:35

Dated this 3 day of May, 1991.

Michael G. Geier L.S. #11804  
Michael G. Geier

Subscribed and sworn to before me by the said Michael G. Geier on this

03 day of May, 1991.

S. M. G. Day 29 March 1993  
Notary Public in and for the State of Iowa



~~CONFIDENTIAL~~