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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

Prepared By: Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267  
Return Document To: Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072

**AFFIDAVIT**

STATE OF IOWA            )  
                                  ) SS  
MADISON COUNTY        )

Comes now Samuel H. Braland, who on oath deposes and states as follows concerning the record chain of title to the following described real estate, to-wit:

The Southeast Quarter (1/4) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Thirty-four (34), containing 3.000 acres, as shown in Plat of Survey filed in Book 2002, Page 4187 on August 27, 2002, in the Office of the Recorder of Madison County, Iowa.

1. I am an attorney-at-law licensed to practice law in the State of Iowa, and I maintain my office in the City of Earlham, Madison County, Iowa. Upon investigation, I have knowledge of the following facts concerning the chain of title to the above described real estate.

2. Glen Stanley and Freeda Marie Stanley, also known as Marie Stanley, were the titleholders of record of the above described real estate for many years until they conveyed said real estate to themselves as trustees of the Marie Stanley Trust in 1991. In the year 1957, Glen Stanley and Freeda Marie Stanley, husband and wife, conveyed a portion of the above described real estate to the Chicago, Rock Island and Pacific Railroad Company (the "Railroad"). Those conveyances were made pursuant to warranty deed recorded on December 26, 1957 in Book 88, Page 564, and Book 88, Page 566, in the Office of the Recorder of Madison County, Iowa.

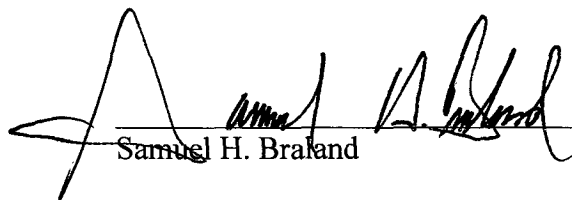
3. On or about April 19, 1984, the Chicago, Rock Island and Pacific Railroad Company underwent judicial reorganization proceedings, and emerged from those proceedings to function as a reorganized company the name of which became Chicago Pacific Corporation.

4. On or about July 1, 1985, Chicago Pacific Corporation conveyed to Hawkeye Land Company, an Iowa corporation, all its right, title and interest in the portions of the above described real estate conveyed to the Railroad by Glen Stanley and Freeda Marie Stanley, husband and wife, pursuant to the deeds recorded in Book 88, Page 564, and Book 88, Page 566, in the Office of the Recorder of Madison County, Iowa.

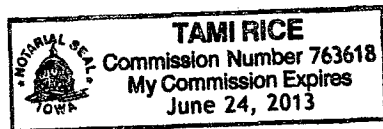
5. The quit claim deed conveyance by Chicago Pacific Corporation to Hawkeye Land Company, an Iowa corporation, referred to in the preceding paragraph was recorded on July 2, 1985 in Book 120, Page 34, in the Office of the Recorder of Madison County, Iowa. In that conveyance, a scrivener's error appears where it incorrectly references the Stanley deeds to the Railroad as being recorded in Book 89, Page 564 and Book 89, Page 566, when in fact the Stanley conveyances to the Railroad were recorded in Book 88, Page 564, and Book 88, Page 566, all in the Office of the Recorder of Madison County, Iowa. This affidavit is filed for the purpose of calling attention to the incorrect recording information of the Stanley deeds to the Railroad set forth in the quit claim deed recorded in Book 120, Page 34, and to confirm the correct recording information of said deeds as being recorded in Book 88, Page 564, and Book 88, page 566, all in the Office of the Recorder of Madison County, Iowa.


Further this affiant sayeth not.

Dated this 23<sup>rd</sup> day of January, 2012.

  
\_\_\_\_\_  
Samuel H. Braland

Subscribed and sworn to before me and in my presence by the said Samuel H. Braland this 23<sup>rd</sup> day of January, 2012.



  
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Notary Public in and For the State of Iowa.