FILED NO. 1064
BOOK 34 PAGE 42
1982 FEB 10 AM 8:28
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee $ 15.00

A F F I D A V I T

STATE OF IOWA)
) ss:
COUNTY OF POLK)

RE: PARCEL A

The South Half (1/2), of the Southeast Quarter (1/4) (except railroad right of way), the Northeast Quarter (1/4) of the Southeast Quarter (1/4), the East Half (1/2), of the Northeast Quarter (1/4), all in Section Thirteen (13) Township Seventy-five (75), North Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

PARCEL B

All the part of the right of way of the Chicago, Burlington & Quincy Railroad Company, located in the Southeast Quarter (1/4), of the Southeast Quarter (1/4), of Section Thirteen (13), Township Seventy-five (75), North Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa which lies on both sides of the center of said right of way

PARCEL C

All that part of the right of way of the Chicago, Burlington & Quincy Railroad Company located in the Northeast Quarter (1/4), of the Northwest Quarter (1/4), of Section Twenty-four (24), in Township Seventy-five (75), North Range Twenty-six (26), West of the 5th P.M. Madison County, Iowa which lies on both sides of the center line of said right of way and abuts upon and immediately adjoins the land owned by H. P. Anderson Estate in June 1949 in said forty acre tract, lying Northeasterly of a line normal to and 750 feet northeasterly of the intersection of the center line of said right of way with the South line of said forty (40) acre tract, said distance being measured along the center line of said right of way

PARCEL D

A parcel of land described as beginning at a Point 66.0 feet North of the Northwest Corner of Lot 3, Block 1 of Beaver and Patton's Addition to St. Charles, Iowa; thence N.0°00' 707.0 feet to the North line of the Northwest Quarter (NW 1/4) of Section

IND. ✓
REC. ✓
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24, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa; Thence N84°49'E. 1,100.0 feet to the North Quarter Corner of said Section 24; thence S.0°14'E. 485.8 feet to the North line of Iowa Highway No. 251; thence S.44°28'W. 530.6 feet; thence S.41°02'W. 205.3 feet; thence S.39°39'W. 241.7 feet; thence N.90°00'W. 247.2 feet in line with the South line of Market Street; thence N.31°27'W. 60.7 feet to a point on the West line of the Old Narrow Gauge Railroad Right of Way; thence N.22 40'E. 376.4 feet along said Railroad right of way to the North line of Vine Street; thence N.90°00'W. 303.0 feet to point of beginning containing 21.40 acres (The West line of the NE 1/4 NW 1/4 Sec. 24, T75N, R26W is assumed to bear due north and south)

PARCEL E

All right title and interest in and to a certain contract by and between Anna Anderson et. al., Seller, and Iowa State Highway Commission, Buyer, dated February 1, 1957, filed July 18, 1962 recorded in Book 91, Page 586.

The undersigned, James M. Holcomb, being first duly sworn, depose and state:

1) That I am an attorney practicing law in Des Moines, Iowa, and am the attorney for United Central Bank of Des Moines, N.A., formerly Central National Bank and Trust Company, Administrator of the Estates of H. P. Anderson and Anna Anderson.

2) That as attorney for the Administrator, I have made an investigation into the names and addresses of the various beneficiaries of the Estates of H. P. Anderson and Anna Anderson; and I have further corresponded with such beneficiaries.

3) That H. P. Anderson and Anna Anderson had six children all of whom survived H. P. Anderson and Anna Anderson. Four of these children are now living (Gerald H. Anderson, Mrs. Amanda I. Way, Mrs. Margaret A. Strate and Dr. Robert E. Anderson) and two of them are now deceased (Dr. N. Boyd Anderson and William S. Anderson).

4) That United Central Bank of Des Moines, N.A., as Administrator has agreed to sell the above described properties and has further executed appropriate Offers to Buy Real Estate and Acceptance. The Bank has requested and obtained Court approval for the sales from the Probate Court in Madison County, Iowa. In connection with the sale approval proceedings, I sent a Notice of Hearing to each of the beneficiaries, and also filed a Proof of Mailing in the Estate proceedings in Madison County. That the names and addresses of the beneficiaries as listed on this Proof of Mailing are, based on my investigation and to the best of my knowledge, correct and complete, and reflect all of the beneficiaries of the Estates of H. P. Anderson and Anna Anderson. There are no beneficiaries in the Anna Anderson Estate who are not also beneficiaries in the H. P. Anderson Estate. Set forth below is a listing of all of said beneficiaries along with their relationship to decedents:

NAME	ADDRESS	RELATIONSHIP TO H. P. AND ANNA ANDERSON
Mrs. William L. Burger	1636 Park Towne Pl., N.E. Apartment E-8 Cedar Rapids, IA 52403	Granddaughter (daughter of Dr. N. Boyd Anderson, deceased)
Mrs. Robert B. Anderson	1005 - 54th Street Moline, IL 61265	Granddaughter-in-law (spouse of Robert B. Anderson, deceased, who was a son of Dr. N. Boyd Anderson)
Robert Nevin Boyd Anderson	1005 - 54th Street Moline, IL 61265	Great grandson (son of Robert B. Anderson, deceased, who was a son of Dr. N. Boyd Anderson)
Kim Richard Anderson	1005 - 54th Street Moline, IL 61265	Great grandson (son of Robert B. Anderson, deceased, who was a son of Dr. N. Boyd Anderson)

NAME	ADDRESS	RELATIONSHIP TO H.P. AND ANNA ANDERSON
Wilson Bowie Anderson	1005 - 54th Street Moline, IL 61265	Great grandson (son of Robert B. Anderson, deceased, who was a son of Dr. N. Boyd Anderson)
David Timothy Anderson	1005 - 54th Street Moline, IL 61265	Great grandson (son of Robert B. Anderson, deceased, who was a son of Dr. N. Boyd Anderson)
Hugh McNeil Anderson	4031 Amick Avenue Des Moines, IA 50310	Grandson (son of Dr. N. Boyd Anderson, deceased)
Richard G. Anderson	Box 228 - Route 4 Alexander, AR 72002	Grandson (son of Dr. N. Boyd Anderson, deceased)
Mrs. William S. Anderson	52 Wilsonia Road Rochester, NY 14609	Daughter-in-law (spouse of William S. Anderson, deceased)
Thomas I. Anderson	2436 Zane Circle Colorado Springs, CO 80909	Grandson (son of William S. Anderson, deceased)
Mrs. Andrei Konradi	430 Hickory Ridge Drive Seabrook, TX 77586	Granddaughter (daughter of William S. Anderson, deceased)
Mrs. Robert N. Johnson	4 Gilchrist Road Townsend, MA 01469	Granddaughter (daughter of William S. Anderson, deceased)
Hugh P. Anderson	959 Meigs Street Rochester, NY 14620	Grandson (son of William S. Anderson, deceased)
Gerald H. Anderson	Box 201 St. Charles, IA 50240	Son
Mrs. Amanda I. Way	2411 Eye Street, N.W. Washington, D.C. 20037	Daughter
Mrs. Margaret A. Strate	2514 "K" Street, N.W. Apartment 25 Washington, D.C. 20037	Daughter
Dr. Robert E. Anderson	620 Osage Avenue Chariton, IA 50049	Son

5) That this Affidavit is given at the request of United Central Bank of Des Moines, N.A., Administrator of the Estates of H. P. Anderson and Anna Anderson, for the purpose of satisfying certain possible title objections regarding the sale of the above described property.

James M. Holcomb
JAMES M. HOLCOMB

Subscribed and sworn to before me this 5th day of February, 1982.

CARLA STEELE

Carla Steele
Notary Public in and for the State of Iowa