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FILED NO.
BOOK 31 PAGE 168
1976 JUN 17 PM 2:49
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

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STATE OF IOWA)
) ss
MADISON COUNTY)

AFFIDAVIT

I, N. B. Ryan, being duly sworn do hereby depose and state as follows:

The affiant and his wife, Jennie O. Ryan, formerly were the owners of real estate legally described as:

> The North 57 rods of the East Half ($E\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of the Southwest Fractional Quarter (SW Fr. $\frac{1}{4}$) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

On March 2, 1966 the affiant and Jennie O. Ryan executed a sales contract with Caleb V. Alford, the Buyer, to sell the real estate described in the contract only as:

> A Tract of land on the East side of the Northeast Quarter ($NE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., containing approximately fifteen (15) acres, the exact legal description to be supplied by the seller at a later date and made a part of this contract by addendum.

This contract was filed for record on August 19, 1966 in Deed Record Book 95 at page 329. An addendum to this contract was never filed for record. However, on September 5, 1972, the affiant and his wife, Jennie O. Ryan, conveyed by Warranty Deed the following described real estate to Caleb V. Alford:

> The North 57 rods of the East Half ($E\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of the Southwest Fractional Quarter (SW Fr. $\frac{1}{4}$) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This Deed was filed for record on September 5, 1972 in Deed Record Book 102 at page 485. This Deed was in complete fulfillment of the terms and conditions of the contract described above and no real estate, save that conveyed by the said Warranty Deed, was included or covered in the said real estate contract.

The affiant has no personal interest in this real estate and make this affidavit only to clarify the terms of this real estate contract regarding the legal description of the real estate thereby sold to Caleb V. Alford.

N. B. Ryan
N. B. RYAN

Subscribed and sworn to before me this 11th day of June, 1976.

JOHN R. CAUDLE
MY COMMISSION EXPIRES
9-20-77

NOTARY PUBLIC