Compared

FILED NO. 67
BOOK 31 PAGE 187
1976 JUL 12 AM 9:58
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

See #4 50
2 pgs.

A F F I D A V I T

STATE OF IOWA)
ss.
COUNTY OF POLK)

I, JOHN A. BLANCHARD, being first duly sworn on oath, depose and state that I am a resident of the County of Polk and State of Iowa; and that I am an attorney-at-law, practicing in the City of Des Moines, Polk County, Iowa.

That I am the attorney for CAPITAL CITY STATE BANK of Des Moines, Trustee under the certain Annuity Trust Agreement executed by LOIS HOSKINS of the Town of Earlham, Madison County, Iowa under date of July 1, 1976 and naming as trustee the trustee above set out. That I am familiar with the terms and provisions of said Annuity Trust Agreement and that I know of my own personal knowledge that said Annuity Trust Agreement provided, among other things, as follows:

> "6. General Powers. The Trustee shall have the following powers in addition to those herein granted or conferred on it by law:
> (1) To sell, exchange or to otherwise dispose of any annuity trust asset at either public or private sale, for cash or on credit; to exchange any such property and to grant options for the purchase thereof without any limitation on the period of any such option."

That I further know of my own personal knowledge that by its terms and provisions the said Annuity Trust Agreement was irrevocable and was in full force and effect on July 2, 1976, the date of the conveyance by the Trustee herein above named, to Robert E. Frampton, of the following described real estate situated in Madison County, Iowa, to-wit:

> The Fractional Northwest Quarter (Frl NW 1/4) of the Fractional Northwest Quarter (Frl NW 1/4) of Section Four (4), Township Seventy-seven (77)

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North, Range Twenty-eight (28), West of the 5th P.M., Madison County, Iowa; and

The Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Four (4), Township Seventy-seven (77) North, Range Twenty-eight (28), West of the 5th P.M., Madison County, Iowa,

Containing 76 acres, more or less, subject to existing highways.

by the certain Warranty Deed of Trustee filed and recorded on July 7, 1976 and recorded in Book 105, Page 795, of the records in the office of the Recorder of Madison County, Iowa.

That this Affidavit is made at the request of Robert E. Frampton the present owner of record of the real estate above described and in support of the record change of title to said real estate.

Dated this 7th day of July, 1976.

John A. Blanchard

John A. Blanchard

Subscribed and sworn to before me this 7th day of July, 1976.

Robert G. Bridges

ROBERT G. BRIDGES
Notary Public in and for the
State of Iowa