FILED NO. 1063
BOOK 31 PAGE 289

1976 DEC -9 PM 3:04

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee 4.50

2pgs.

Compared

AFFIDAVIT

STATE OF IOWA :
: ss
COUNTY OF MADISON :

I, Shirley A. Webster, being first duly sworn on oath depose and say:

I am a practicing attorney in Winterset, Iowa, and have been engaged in the practice of law in Winterset, Iowa, for more than forty (40) years.

For more than the last thirty (30) years I have been acquainted with the ownership and record title to the following-described real estate, to-wit:

> A tract of land described as commencing at the Northwest corner of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Thirty-five (35) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P. M., Madison County, Iowa, running thence East 30 feet, thence Southwest to a point 30 feet South of the place of beginning, thence North 30 feet to the point of beginning; and the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) and the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section Thirty-five (35) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P. M., Madison County, Iowa.

Wherever in the chain of title to said real estate the names G. A. Fenimore or Grover A. Fenimore appear, they refer to one and the same person.

I further state that I was the attorney for the personal representative of the Harlan A. Hart estate and I am familiar with the property owned by the decedent, Harlan A. Hart, and the value thereof.

The decedent, Harlan A. Hart, during his lifetime, was the owner of the following-described real estate, to-wit:

> The Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) and the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼), all in Section Thirty-five (35), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P. M., Madison County, Iowa.

These two tracts of real estate corner but there is no right of access between the two tracts.

The decedent, Harlan A. Hart, also owned a tract of real estate described as follows:

Commencing at the Northwest corner of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Thirty-five (35), Township Seventy-five (75) North, Range Twenty-seven (27), West of the 5th P. M., running thence east Thirty (30) feet, thence southwest to a point Thirty (30) feet south of the place of beginning, thence north thirty (30) feet to the point of beginning.

This triangular tract encompasses approximately 1/100 of an acre and has no value in and of itself. Its only value is that it enhances the value of the two (2) 40-acre tracts as shown in the value to which said tracts are listed in the inventory in the Harlan A. Hart estate proceedings, and the values of said 40-acre tracts as shown in the Harlan A. Hart estate includes any value attributable to them on account of said triangular tract.

Dated at Winterset, Iowa, this 9th day of December, 1976.

Subscribed and sworn to before me this 9th day of December, 1976.

WANDA LOHR
Iowa
SEAL

Notary Public in and for the State of Iowa

Wanda Lohr