Compared

FILED NO. 1362
BOOK 31 PAGE 343
1977 JAN 27 AM 9:19
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee 4 50
2pgs.

A F F I D A V I T

STATE OF IOWA)
: ss.
COUNTY OF POLK)

I, RICHARD W. BASKERVILLE, being duly sworn, do hereby depose and state as follows:

1. That I am a practicing attorney and a member of the bar of the State of Iowa, that I am well and personally acquainted with the legal affairs of Fred R. Hunter, both before and after his death, and that I am consequently familiar with the terms of the Fred R. Hunter Trust Agreement executed by Fred R. Hunter on October 2, 1962.

2. That the following is a true and exact reproduction of an excerpt from Article X, paragraph E, of the Fred R. Hunter Trust created under agreement dated October 2, 1962:

> "E. The Trustee shall have the power to manage, sell, transfer, mortgage, pledge, exchange, or lease for any term of years (even though extending beyond the trust period) any part or the whole of the trust property, real or personal, for such prices or amounts, and for such times and upon such terms as in its absolute discretion Trustee deems best; and the Trustee shall have the power to make, execute, and deliver any and all bills of sale, deeds, leases, and other instruments necessary or proper for such purposes and do anything on behalf of the trust which any natural person, being the absolute owner of any such property, might do with his own property. No person dealing with any Trustee shall be held responsible for the application of any money loaned, advanced, paid, or transferred to Trustee, and Trustee may accept and retain as a proper investment hereunder any evidence of indebtedness resulting from any transaction referred to in this subparagraph."

3. That this provision has not been amended in any way and is now in full force and effect. Further, since Fred R. Hunter, Settlor of the aforenamed trust, is now deceased, the trust is no longer revocable, and this provision establishing full and complete authority in the Trustee to sell real estate cannot now be altered or abridged.

4. That the following is a true and exact reproduction of an excerpt from Article VII, Section 1, of said trust agreement:

"A corporate trustee shall be designated by Settlor to act after Settlor's death as sole trustee for any and all trusts created by this agreement."

That Fred R. Hunter, the Settlor, designated Capital City State Bank of Des Moines, Iowa, to act as sole trustee of the Fred R. Hunter Trust after his death by a designation which he signed on August 17, 1971, and that he did not rescind or supersede such designation prior to his death.

5. That this affidavit is given to establish of record the authorization of the Trustee of the Fred R. Hunter Trust to sell, transfer or convey, at such price and on such terms as are deemed advisable, the following described property, to-wit:

The South One-half (1/2) of Lot Two (2) in Block Nine (9) of Wilson's Addition to the Town of Earlham, Madison County, Iowa.

6. Further affiant saith not.

Richard W Baskerville

Richard W. Baskerville

Subscribed and sworn to before me by the said Richard W. Baskerville on this 24th day of January, 1977.

DIXIE McGREW
Iowa
NOTARIAL SEAL

Dixie McGrew

Dixie McGrew, Notary Public in and for the State of Iowa