and my heirs, legal and personal representatives, and assigns, whether the same shall have been done before or after my death, or other revocation of this instrument, or my incapacity to act, unless actual knowledge of such death, revocation or incapacity to act, shall have been received by my said attorney, or substitute or substitutes.

If the authority contained herein shall be revoked or terminated by operation of law without notice, I hereby agree for myself and for my executors, administrators and assigns, in consideration of my attorney acting pursuant to this Power of Attorney, to save and hold my attorney and any subsitute or substitutes harmless from any loss suffered or liability incurred by my attorney or such substitute or substitutes in so acting after such revocation or termination without such notice.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of August, 1959.

Signed, sealed and delivered in the presence of:

Maria E. Laughton — 240 College Ave
Maria E. Laughton
Name of Witness — Permanent Address

Edna L. Fegtly — 240 College Ave
Edna L. Fegtly
Name of Witness — Permanent Address

Rebecca R. Darnall
Rebecca R. Darnall

STATE OF IOWA COUNTY OF POLK) SS

I, Robert B. Huston, a Notary Public in and for and residing in said County, in the State aforesaid, Do Hereby Certify that Rebecca R. Darnall, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 5th day of August, 1959.

(Notarial Seal)

Robert B. Huston Notary Public
My commission expires: July 4, 1960.

STATE OF IOWA COUNTY OF POLK SS:

I, Irene H. Maley Recorder of Said County, Hereby Certify The Foregoing Writing is a Photographic Copy From The Original Record In This Office and From The Whole Thereof, Which Is Recorded in Book 3171 Page 131 Dated at Des Moines, Iowa, In Said County On This 27 Day of Oct, 1961.

(RECORDER'S SEAL) COMPARED

Irene H. Maley
Recorder Of Polk County, Iowa
By Frank Bubar Deputy

Winterset Community School District
To
Harry Heimbaugh

#4273
Fee $2.50 VIS

Filed for record the 18 day of November A. D. 1961 at 10:25 o'clock A. M.
Mary E. Welty, Recorder

RESOLUTION

WHEREAS, the Winterset Community School District, a municipal corporation situated in Madison County, Iowa, is presently the owner and holder of certain school lands, to-wit:

One acre situated in the Northwest corner of the West Half of the Northwest Quarter of Section Thirty-six (36), Township Seventy-six (76) North of Range Twenty-nine (29), being all school land situated in said West Half of the Northwest Quarter.

WHEREAS, said real estate has ceased to be used for school purposes and has not been used for school purposes for a period in excess of two years, and said school corporation is desirous of conveying said real estate, and of relinquishing all right, title and interest of said school corporation in and to said real estate, to the owner of the adjacent tract from which said real estate was originally taken, said owner being Harry Heimbaugh; and,

WHEREAS, said school corporation and said Harry Heimbaugh have agreed upon a fair and reasonable price for said real estate hereinbefore described, to-wit: Twenty ($20) Dollars, said price having been agreed upon and paid by the said Harry Heimbaugh to the Winterset Community School District.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Winterset Community School District will convey to Harry Heimbaugh, by good and sufficient Quit Claim Deed, the real estate hereinbefore described.

BE IT FURTHER RESOLVED that this resolution shall be spread upon the minutes of said School District Board, and duly recorded in the office of the Madison County, Iowa Recorder.

Entered this 14 day of November, 1961.

WINTERSET COMMUNITY SCHOOL DISTRICT
By Richard S. DeWitt
Richard DeWitt, President
By Geraldine Craven
Geraldine Craven, Secretary

STATE OF IOWA MADISON COUNTY) SS

On this 14 day of November A. D. 1961, before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Richard DeWitt and Geraldine Craven, to me personally known, who, being by me duly sworn, did say that they are the President and Secretary respectively, of the said corporation executing the within and foregoing instrument to which this is attached; that no seal has been procured for said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; that the said Richard DeWitt and Geraldine Craven acknowledge the execution of said instrument to be their voluntary act and deed as such officers, of said corporation, by it and by them voluntarily executed.

NOTARIAL SEAL

Martha K. Paton Notary Public
in and for said County.

Lillian Hartsell
To
The Public

#4275
Fee $2.50 VTS
AFFIDAVIT

Filed for record the 18 day of November A. D. 1961 at 10:40 o'clock A. M.
Mary E. Welty, Recorder

STATE OF IOWA Sac County) ss.

I, Lillian Hartsell, also known as Lillian Esther Hartsell, being first duly sworn, depose and state that I am the surviving spouse of James Harrison Hartsell, also known as James H. Hartsell, now deceased. That the estate of James H. Hartsell, also known as James Harrison Hartsell, was administered in the District Court of Sac County, Iowa, and that said estate was closed several years ago. That on, to-wit; December 22, 1953, James Harrison Hartsell, of Sac County, Iowa, entered into a contract to sell the following described real estate:

> The South ten (10) acres of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section One (1), and the East Half (E½) of the Northeast Quarter (NE¼) of Section Twelve (12), all in Township Seventy-four (74) North, Range Twenty-seven (27), West of the 5th P. M., Madison County, Iowa: and the South Half (S½) of the Southwest Fractional Quarter (SW frl.¼) of Section Six (6), and the Northwest Fractional Quarter (NW frl.¼), and the Northeast Quarter (NE¼) of Section Seven (7), all in Township Seventy-four (74) North, Range Twenty-six (26), all West of the 5th P. M., Madison County, Iowa,

to Donald Crawford and Helen Crawford, his wife, which real estate contract was duly filed of record on the 24th day of June, 1954, in the office of the County Recorder of Madison County, Iowa, and that the said James Harrison Hartsell named as the seller in said real estate contract was the husband of this affiant. That on December 22, 1953, James Harrison Hartsell and this affiant, Lillian Esther Hartsell, executed a joint tenancy warranty deed conveying said real estate to Donald Crawford and Helen Crawford, husband and wife, of Madison County, Iowa, and that said joint tenancy warranty deed was placed in escrow with Security Loan and Abstract Company of Winterset, Iowa, on December 22, 1953, and that said delivery of said joint tenancy warranty deed to the said Security Loan and Abstract Company of Winterset, Iowa, was unconditional without the power of recall and was to be delivered to the grantees upon said contract being performed in full. That said contract has been performed in full. That this affiant did not sign said real estate contract but the same was made with affiant's full knowledge, consent and direction, and at the time said real estate contract was signed and acknowledged, said joint tenancy warranty deed in which this affiant joined as a grantor was made,