affidavit was filed in my office by the owner in possession of the real estate above described, as set forth therein, in accordance with the provisions of Section 614.17 of the Code of Iowa.

Mary E. Welty Recorder
of Madison County, Iowa.

COMPARED

Lida Pehrson
To
Gerald C. Cornick

#4011

Fee $1.50 VIS

Filed for record the 24 day of October A. D. 1961 at 2:30 o'clock P. M.
Mary E. Welty, Recorder
Shirley G. Henry, Deputy

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POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Lida Pehrson of San Antonia, Texas do hereby make, constitute and appoint Gerald C. Cornick of Madison County, Iowa, her true and lawful Attorney-in-Fact, with full right, power and authority for her, and in her name, place and stead:

To exercise all powers and do all things necessary to the proper management of the following described real estate, to-wit:

The North Half of the Northwest Quarter of Section One (1), Township Seventy-six (76) North of Range Twenty-eight (28) West of the Fifth P. M., Madison County, Iowa,

giving and granting unto said Attorney-in-Fact the full power and authority to do and perform each and every act, deed, matter, and thing whatsoever required and necessary to be done in and about the foregoing, as fully as the undersigned might or could do if personally present and acting.

The undersigned further direct that this Power of Attorney shall take effect immediately and shall be irrevocable unless and until such time as there is filed of record a duly acknowledged revocation of this instrument in the same office in which the instrument containing this power is recorded.

Each of the undersigned do hereby authorize said Attorney-in-Fact to relinquish all our rights of dower, homestead and distributive share in and to the above described premises.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Signed this 20th day of Oct. 1961 at San Antonio, Bexar County, Tex.

Lida Pehrson
Lida Pehrson

STATE OF TEXAS, BEXAR COUNTY, SS:

On this 20th day of October, A.D. 1961, before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Lida Pehrson to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

NOTARIAL SEAL

A. M. Whitehead Notary Public
in and for said County.
A. M. WHITEHEAD
527 Beryl Dr.
San Antonio 1, Tex.

Murl B. Hamilton
To
The Public

#4031

Fee $1.50 VIS

Filed for record the 26 day of October A. D. 1961 at 4:00 o'clock P. M.

Mary E. Welty, Recorder

AFFIDAVIT OF POSSESSION

STATE OF IOWA MADISON COUNTY: ss

I, Murl B. Hamilton, being first duly sworn do upon oath, depose and state that I am the record titleholder and owner of the following described real estate, to-wit:

Lot One (1), in Block Eight (8), of Railroad Addition to the Town of Winterset, in Madison County, Iowa;

That I am in possession of said real estate and that my possession and the possession of my grantors and the predecessors in my record chain of title has been open, notorious, continuous, adverse and hostile under claim of right and color of title since prior to January 1, 1940.

Dated this 26 day of October, 1961.

Murl B. Hamilton

Subscribed and sworn to before me this 26 day of October, 1961.

(Notarial Seal)

Jno. N. Hartley Notary Public in and for Madison County, Iowa.

The undersigned, Murl B. Hamilton holder of the record title to and the party in possession of the above described real estate asks the County Recorder to record the above Affidavit in support of his title to said real estate.

Murl B. Hamilton

CERTIFICATE OF RECORD

I, Mary E. Welty, Recorder of Madison County, Iowa, do hereby certify that the foregoing Affidavit was filed in my office by the owner in possession of the real estate above described in accordance with the provisions of Section 614.17 of the Code of Iowa.

COMPARED

Mary E. Welty
Recorder of Madison County, Iowa.

Winterset Art Center
To
The Public

#4095
Fee $5.50 VJS

Filed for record the 2 day of November A. D. 1961 at 9:45 o'clock A. M.
Mary E. Welty, Recorder
Shirley G. Henry, Deputy

ARTICLES OF INCORPORATION

We, the undersigned, hereby associate ourselves together as a body corporate not for pecuniary profit pursuant to the provisions of Chapter 504 of the 1958 Code of Iowa, and Acts amendatory thereto, and we do hereby adopt the following Articles of Incorporation:

ARTICLE I.

The name of this Corporation shall be the Winterset Art Center.

ARTICLE II.

The principal place of business of the corporation shall be Winterset, Iowa.

ARTICLE III.

This Corporation shall commence on the day designated by the Secretary of State of Iowa on the Certificate of Incorporation issued by him, and shall continue for a term of fifty (50) years thereafter.

ARTICLE IV.

The purpose of the Corporation is:

1. To provide instruction and a space in which to work for people who desire to express themselves in the area of art.

2. To encourage a greater appreciation of art on the part of the members and the community.

3. To have a continuous art program available to people in our community and such others as may be authorized in the by-laws of the Corporation.

ARTICLE V.

The powers of the Corporation shall be as follows:

(a) To own and hold and/or lease, purchase, mortgage, sell or otherwise dispose of in its name real or personal property, to be used and disposed of only in the interest of the Corporation and in furtherance of its objects; and the Corporation shall operate as a non-profit enterprise; to borrow money, perform or contract for the performance by others of any work or service deemed necessary or desirable in carrying on or furthering the purposes of the Corporation, and in the upkeep improvement or preservation of the Corporations property interests;

(b) To promulgate rules and regulations governing the rights and activities of its members in their use of the Corporation's facilities; and

(c) To carry on all other business not specifically herein above mentioned and not inconsistent with law in furtherance of the above stated purposes

ARTICLE VI

The board of directors shall have power to conduct all affairs of the Corporation. The