acknowledge and deliver any deed, lease, assignment of lease, covenant, assignment of mortgage, extention or renewal of any obligation, contract or note, whether negotiable or non-negotiable, receipt, evidence of debt, full or partial release or satisfaction of mortgage, judgment and other debts and execute such other instruments of any kind or class as may be necessary in the premises;

I further give and grant unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite, necessary or appropriate to be done in and about the premises as fully to all intents and purposes as I might or could do if personally present, hereby ratifying all that my said attorney shall lawfully do or cause to be done by virtue of these presents.

The powers and authority hereby conferred upon my said attorney shall be applicable to all personal and real property or intereats therein now owned or hereafter acquired by me and wherever situate in the State of Iowa.

My said attorney is empowered hereby to determine in his sole discretion the time when, purpose for and manner in which any power herein conferred upon him shall be exercised, and the condition, provisions and covenants of any instrument or document which may be executed by him pursuant hereto; and in the acquisition or disposition of real or personal property, my said attorney shall have exclusive power to fix the terms thereof for cash, credit and/or property, and if on credit with or without security.

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.

Witness my hand this 27 day of April, 1963.

Emma A. Wiggins
Emma A. Wiggins

STATE OF IOWA MADISON COUNTY) ss.

On this 27th day of April, 1963, before me personally appeared Emma A. Wiggins, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

NOTARIAL SEAL

Emery L. Goodenberger Notary Public in and for Madison County, Iowa.

Kenneth L. Kellow et al To The Public

#1473 VEH
Fee $3.50

Filed for record the 27 day of April A. D. 1963 at 11:45 o'clock A.M.
Mary E. Welty, Recorder

AFFIDAVIT IN RE TITLE TO:

West Half of the West Half of the Northeast Quarter of Section Three (3), Township Seventy Six (76) North Range Twenty Six (26) West of the 5th P.M. Madison County, Iowa.

STATE OF IOWA POLK COUNTY) SS.

We, Kenneth L. Kellow and Dorothy L. Kellow, being first duly sworn, upon our oath depose and state we are residents of West Des Moines, Polk County, Iowa and the contract purchasers of the above described real estate. We further depose and state on the 13th day of October, 1962 we sold the above described real estate under the provisions of a real estate contract to Albert D. McDowell and Peggy McDowell which is recorded in the office of the Madison County Recorder in mortgage index number 28 under the date of October 16, 1962.

We further depose and state that we elected to and did declare a forfeiture of the real estate contract described in the preceding paragraph under the terms of the contract and as provided by law.

We further depose and state that notice of such forfeiture was served upon Peggy McDowell and Albert D. McDowell on March 16, 1963 and that an acknowledgment of service

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was made by the said Peggy McDowell and Albert D. McDowell who were then the parties in possession of the above described real estate as well as the contract purchasers. A copy of such notice is hereto attached marked Exhibit "A" and by this reference made a part hereof.

We further depose and state that at the time of acknowledment of service of Exhibit "A" by Peggy McDowell and Albert D. McDowell they were husband and wife and that none of the persons referred to in this affidavit are now or at any time referred to herein under any legal disability.

The foregoing affidavit is made from personal knowledge and for the purpose of removing any defects in title to the above described property.

Kenneth L. Kellow — Dorothy L. Kellow
Kenneth L. Kellow — Dorothy L. Kellow

Subscribed and sworn to before me this 20 day of April, 1963.

(Notarial Seal)

Walter F. Maley Notary Public in and for Polk County

NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT (Copy)

To: Peggy McDowell and Albert D. McDowell, husband & wife,

You and each of you are hereby notified: (1) that the written contract dated October 13th, 1962, and executed by Kenneth L. & Dorothy L. Kellow, husband & wife as Vendors and Albert D. and Peggy McDowell, husband & wife as Vendees for the sale of the following described real estate:

West Half of the West Half of the Northeast Quarter of Section Three (3) Township Seventy Six (76) North Range Range Twenty Six West of the 5th P.M. Madison County, Iowa.

has not been complied with, in respect to the terms and conditions of said contract in the following specific particulars:

(a) Failure to Insure R. E. for $14,500.

(b) Failure to pay March installment of Principal in amount of $500.00

(c) Failure to pay March 15, 1963 installment of @ - 100.00

Total $600.00

(2) That said contract will stand forfeited and cancelled as by its terms and provisions it may be, unless the parties in default, within 30 days after the completed service of this notice, shall perform the said terms and conditions in default, and in addition pay the reasonable costs of serving this notice.

Kenneth L. Kellow
Dorothy L. Kellow
(Vendors or Successors in Interest)

ACKNOWLEDGMENT OF SERVICE

The undersigned, on the date hereinafter set forth, hereby acknowledge due, timely and legal service of the foregoing notice, and acknowledge receipt of copy thereof at the time and place set opposite our respective names.

	Date of Service	Place of Service
Peggy McDowell	March 16, 1963	Prole, Iowa
Albert D. McDowell	March 16, 1963	Prole, Iowa

Exhibit "A"

COMPARED

Jno. N. Hartley To The Public

#1508 ZEH

Fee $2.50

Filed for record the 30 day of April A. D. 1963 at 3:00 o'clock P. M.

Mary E. Welty, Recorder

AFFIDAVIT

STATE OF IOWA MADISON COUNTY) SS:

I, Jno. N. Hartley of said state and county, being first duly sworn on oath depose and say: That I am now and have been for more than thirty (30) years last past a resident of Madison County, Iowa, and that I was personally acquainted with one Elizabeth Kordick, wife of Albert C. Kordick (also known as A. C. Kordick) and with the nature and extent of the