deed for the purposes and uses therein set forth and explained.

(NOTARIAL SEAL)

H. Claude Peer
(H. Claude Peer) NotaryPublic
in and for Madison County, Iowa.

OFFICE OF THE SECRETARY OF STATE DES MOINES, IOWA
This instrument recorded in Book Y-22, Page 230, July 11, 1967 Expires April 14, 1987,
Cert. No. 38307 Receipt No. 38307 Filed By Robert E. Hunter Earlham, Iowa
Filing Fee 65.00 Recording Fee 4.00 Melvin D. Synhorst Secretary of State.

COMPARED

W. J. Driver,
Amdr. of Veterans Affairs
To
Dale K. Benjamin

#1334

Fee $2.50

Filed for record the 31 day of July A.D. 1967 at 11:56 o'clock A. M.

Mary E. Welty, Recorder

POWER OF ATTORNEY AND DELEGATION OF AUTHORITY

WHEREAS, it is desired to make available in the land title records or other appropriate records of the counties and other political subdivisions within the United States the formal evidence of the authority of the person designated herein to act on behalf of the undersigned, as Administrator of Veterans Affairs, with respect to the execution of certain contract, conveyances and other instruments relating to or affecting the title to or other interests in lands and other property in the various states, pursuant to section 36:4342 of the Regulations for the Guaranty or Insurance of Home, Farm and Business Loans, and section 36:4520 of the Regulations for Direct Loans, and section 36:4600 of the Regulations for the Sale of Loans, Guarantee of Payment, promulgated by the Administrator in accordance with and by authority of 38 U.S.C. 210 (c) and 212(a);

NOW THEREFORE, the undersigned W. J. Driver as Administrator of Veterans Affairs, an officer of the United States of America, whose address is Veterans Administration, Washington 25 D.C., does hereby grant to Dale K. Benjamin, who presently occupies the position and performs the duties, of ActingLoan Guaranty Officer of said Veterans Administration, and whose address is Veterans Administration Center, Des Moines, Iowa the power and authority to execute (with or without acknowledgment or seal), to act for and deliver in the name and on behalf of the undersigned as such Administrator, and of his successors in said office, the following instruments, to wit: Evidence of guaranty or of insurance credits, and such certificates, forms, conveyances, and other instruments as may be appropriate in connection with the acquisition, ownership, management, sale, transfer, assignment, encumbrance, rental or other disposition of real or personal property, or of any right, title or interest therein, or release of any lien thereon, including, but not limited to, contracts of sale, installment contracts, deeds, leases, bills of sale, assignments, satisfactions, and releases, and to act in the appointment of, and delivery of appropriate instruments evidencing the substitution of, a trustee or trustees.

Nothing herein shall be construed as authorizing the above named employee to (1) exercise the authority vested in the Administrator under 38 U.S.C. 210(c) or 1815(b); or (2) sue, enter appearance for and on behalf of the Administrator, or confess judgment against him, in any court, without his prior authorization; or (3) exercise those powers delegated to the Chief Benefits Director, or the Director, Loan Guaranty Service, under sections 36:4320(j); 36:4335, 36:4343, 36: 4344, and 36:4518 of said Regulations.

When appropriately executed by the person hereinabove designated, any instrument of any of the classes indicated above, but subject to the limitations in this instrument, shall have the same force and effect as if personally executed by the undersigned in his official capacity (38 U.S.C.212(a).

Except as to persons having actual knowledge of a modification or termination of the aforesaid authority, the recordation of this instrument or of a copy hereof in any of said land records or other appropriate records shall be conclusive as to the authority

of the person designated herein to perform the functions and exercise the powers herein granted as to any such act performed prior to the date a modification or a revocation hereof shall have been filed for record in the appropriate records in the county wherein the land or any part thereof is situated. The word "County" shall be construed to include "parish", "city", "district", or other appropriate political subdivision.

The authority granted by this instrument is without prejudice to or modification of the delegation of authority to the same officers or to others, as stated in said regulations, now, or as hereafter amended.

Witness my hand and seal and the official seal of the Veterans Administration, impressed by authority of law this 1st day of September A.D. 1965.

Witness John J. Williams
John J. Williams (CORPORATE SEAL)
Witness L. J Hook
L. J. Hook

W. J. Driver
W. J. Driver Administrator
of Veterans Affairs

DISTRICT OF COLUMBIA UNITED STATES) SS

On this 1st day of Sept. A.D. 1965, before me a Notary Public in and for the District of Columbia, U.S.A., personally appeared W. J. Driver to me known to be the person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and and deed.

NOTARIAL SEAL

Samuel Rose
Samuel Rose Notary Public
in and for the District of Columbia, U.S.A.

Leonard M. Flander
To
The Public

#1359
Fee $1.50

Filed for record the 7 day of August A.D. 1967 at 10:32 o'clock A. M.

Mary E. Welty, Recorder

AFFIDAVIT

STATE OF IOWA MADISON COUNTY) SS:

I, Leonard M. Flander, being first duly sworn on oath do hereby depose and state; that I am personally and well acquainted with the family and heirs at law of P. J. Cunningham and Marcella Cunningham.

That the probate inventory filed in the P. J. Cunningham Estate Probate #4117, listed as his children, heirs at law and beneficiaries, his sons John Cunningham and Peter Cunningham and his daughters, Mary Baur, Marcella Cunningham, Dorothy Cunningham and Catherine Cunningham. That John Cunningham above referred to is one and the same person as John E. Cunningham, that Peter Cunningham above referred to is one and the same person as Peter J. Cunningham, that Mary Baur above referred to is one and the same person as Mary E. Baur. That the Marcella Cunningham referred to is one and the same person as and was variously known as Marcella Cunningham Ryan and Marcella Jane Ryan. That the Dorothy Cunningham above referred to is one and the same person as and is variously known as Dorothy Cunningham Vance, Dorothy Vance and Dorothy E. Vance. That the Catherine Cunningham above referred to is one and the same person as Catherine Carraher.

That the names of the children of P. J. Cunningham variously appear in the chain of title to lands previously owned by P. J. Cunningham and/or Marcella Cunningham, his spouse because of marriage and the addition of initials.

That this affidavit is filed for the purpose of identifying the persons referred to in the chain of title to

Commencing at the Northwest corner of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of Section Twenty-nine (29) in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa, thence running North 17.2 rods, thence East to the half section line, thence South on half section line 91 rods, thence West 60 rods, thence North 54.8 rods, thence West to the West line of the above described 40 acre tract, thence North to the point of beginning, subject to easements for public highways.