1765
FILED NO.
BOOK 37 PAGE 118
1986 FEB 24 PM 1:58
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee $5.00
IND.
REC.
PAGE

AFFIDAVIT

STATE OF IOWA)
) ss
MADISON COUNTY)

I, Leonard M. Flander, being first duly sworn on oath, do hereby depose and state.

That I am an attorney practicing in Madison County, Iowa, and I have known Blaine Miles and the members of his family for more than twenty (20) years last past.

Blaine Miles and his wife, Bess Miles, who was also known as Bess E. Miles and Bess Evelyn Miles, entered into an installment real estate contract wherein they agreed to sell the real estate legally described as:

> The Southwest Quarter (1/4) of Section One (1) subject to a right of way 15 feet wide off of the North side thereof; also the East Half (1/2) of the Southeast Quarter (1/4) of Section Two (2) and 15 acres described as follows: Commencing at a point 56 rods West of the Northeast corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1), running thence West 24 rods, thence South 80 rods, thence East 36 rods, thence in a northwesterly direction in a straight line to the place of beginning; and a tract described as commencing at the Southwest corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1), running thence North 13.45 chains, thence South 19° 10' East, 5 chains, thence South 45° 32' East, 5.35 chains, thence South 16° 45' East, 5.09 chains, thence West 6.86 chains to the place of beginning, all of said land being in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., and containing 259 acres, more or less

to Donald D. Miller. Said contract was dated August 12, 1965 and was recorded on August 23, 1965 at page 7 of Deed Record 95 in the office of the Madison County, Iowa Recorder's Office.

That Bess Miles died intestate a resident of Madison County, Iowa, on the 1st day of June, 1968 and she was survived by her husband, Blaine Miles, and her five (5) children, to-wit: Daniel Miles, who is also known as Dan Miles, Philip Miles, who is also known as Philip H. Miles, Marjorie Boresi, who is also known as Margery Boresi, Eileen Sylvia, who is now known as Eileen Risher, and Victor Miles, all of whom were of legal age at the time of her death.

That more than five (5) years have elapsed since the death of Bess Miles and that the estate of said Bess Miles was not administered upon.

BETH FLANDER
IOWA
NOTARIAL SEAL

Leonard M. Flander

Subscribed and sworn to before me this 31st day of December, 1985.

Beth Flander
Notary Public