personally acquainted with both of them for at least 12 years; that I know where they were living on and prior to the 21st day of March, 1939, and that when said Ira J. Walker and his wife, Maggie B. Walker, made, executed and delivered to Carl Porter and Grace Porter, his wife, a deed conveying the Southeast Quarter of the Southeast Quarter of Section 27, and the Northeast Quarter of the Northeast Quarter of Section 34, and the Northwest Quarter of the Northwest Quarter of Section 35, all in Township 74 North, Range 29 West of the 5th P. M., in Madison County, Iowa, which deed is dated March 1, 1939, and is recorded in Deed Record 77 of Madison County, Iowa, Records, at Page 44, neither said Ira J. Walker nor his said wife, Maggie B. Walker, had any homestead or homestead rights or claims of homestead rights in said premises or any part thereof, and that they did not live on said premises, and that they were residents of Union County, Iowa, at that time, and that they had their home and homestead in Union County, Iowa, at that time; that I have no interest in this matter except to help establish the facts.

Thos. E. Mullin.

Subscribed in my presence and swern to before me by said Thos. E. Mullin this 1 day of March, 1949.

NOTARIAL SEAL

W. T. McLaughlin, Notary Public in and for Union County, State of Iowa

Irena Dawn Johnston, et al To J. G. Johnston

#1305

Fee $1.70

Filed for record the 4 day of March A. D. 1949 at 9:15 o'clock A. M.

Wilma M. Wade, Recorder

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That we, Irena Dawn Johnston of St. Charles, Iowa, Wilkie Hilliard Collins of Lorimor, Iowa, Emil Kyle Collins of Des Moines, Iowa, Lois Garnetta Husted of Knoxville, Iowa, Pearl Collins of Laramie, Wyoming, Willard Collins of Des Moines, Iowa, Irene Hastie of Des Moines, Iowa, Clifford Collins of St. Charles, Iowa, Eugene Collins of Los Angeles, California, Emil Collins of Laramie, Wyoming, Darwin Collins of Scotts Bluff, Nebraska, Mary Fisher of Laramie, Wyoming and Russell Collins of Laramie, Wyoming, hereby appoint J. G. Johnston of St. Charles, Iowa, our true and lawful attorney to act in, manage and exercise general control and supervision over the following described real estate, to-wit:

Undivided 2/3 interest in Lot Five (5) in Block Five (5) and Lots Three (3) and Four (4) in Block Six (6) of Hartman & Young's Addition to the Town of St. Charles, Iowa;

and for that purpose in our names and on our behalf to do and execute all or any of the following acts, deeds and things, that is to say:

1. To enter into and upon all the real estate hereinbefore described and to let and manage the same or any part thereof and to repair the same and to insure any buildings thereon.

2. To contract with any person or persons for the leasing of said real estate at such rents and subject to such conditions as he shall see fit and any such person or persons to let in possession thereof and to execute all such leases and contracts as shall be necessary or proper in that behalf and to give notice to quit to any tenant or occupier thereof, and to receive and recover from all tenants and occupiers thereof or of any part thereof, all rents, arrears of rent and sums of money which now are or shall hereafter become due and payable in respect thereof, and also on non-payment thereof or of any part thereof to take all necessary or proper means or proceedings for determining the tenancy or occupation of such tenants or occupiers and for ejecting the tenants or occupiers and receiving the possession thereof.

3. To pay the taxes, insurance and necessary repairs on the real estate herein described.

4. Upon collection of rents and after payment of taxes, insurance, repairs and other items incident to the tenancy, to make distribution of the funds on hand, dividing same

and paying said shares as follows, to-wit: 1/5 to Irene Dawn Johnston; 1/5 to Wilkie Hillard Collins; 1/5 to Emil Kyle Collins; 1/5 to Lois Garnetta Husted; 11/135 to Pearl Collins; 2/135 each to Willard Collins, Irene Hastie, Clifford Collins, Eugene Collins, Emil Collins, Darwin Collins, Mary Fisher and Russell Collins, distribution thereof to be made on or before January first of each year.

5. It is the intention of the undersigned that the power of attorney herein granted is limited to the following respects:

That where the terms "to repair" and "repairs" and "necessary repairs" are mentioned, in this instrument, it is intended that the repairs which may be made under this power of attorney are only such repairs as are actually repairs and are necessary for the proper management of the premises, and that if said attorney appointed by this instrument desires to make any improvements on said premises which are not actual repairs, then consent in writing for the same must be obtained from the undersigned in order for the same to be authorized, so far as the undersigned are concerned. It is intended that the right to make necessary repairs shall include the right to rebuild the chimneys on the house on the premises if necessary to make them safe and proper chimneys.

6. In general to do all other acts, deeds, matters and things in or about the renting of the said premises hereinbefore described and management of the same under lease and the collection of rent thereon as fully and effectually to all intents and purposes as we could do in our own proper person if personally present.

7. To sell, either at public or private sale, the real estate herein described for such consideration and upon such terms as my attorney shall think fit, and to execute and deliver good and sufficient deeds or other instruments for the conveyance and transfer of same, with such covenants of warranty or otherwise as my attorney shall see fit, and to give good and effectual receipts for all or any part of the purchase price or other consideration; to pay the expenses incident to sale thereof, including auctioneer fees or commission.

8. Such power granted herein to be effectual and binding up to and including the first day of January, 1950, unless sooner revoked. IN WITNESS WHEREOF we have hereunto set our hand this 11th day of February A. D. 1949.

Irena Dawn Johnston
Eugene Collins
Clifford Collins
Lois Garneta Husted
Emil Kyle Collins
Wilkie Hillard Collins
Willard Collins
Irene Hastie
Pearl Collins.
Mary G. Fisher
Darwin Collins
Emile Collins
kussell Collins

STATE OF IOWA MADISON COUNTY) SS

On this 11 day of February, 1949, before me, a Notary Public, personally appeared IRENA DAWN JOHNSTON, 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)

Geo. D Smith Notary Public
in and for Madison County, Iowa

STATE OF IOWA MADISON COUNTY) ss

On this 11 day of Feb A. D. 194- , before me, a Notary Public, personally came CLIFFORD COLLINS, to me known to be the person named in and who executed the foregoing instrument and acknowledged that he executed same as his voluntary act and deed.

(Notarial Seal)

Geo. D Smith Notary Public
in and for Madison County, Iowa

STATE OF CALIFORNIA LOS ANGELES COUNTY) SS

On this 21 day of February A. D. 1949, before me, a Notary Public, personally came EUGENE COLLINS, to me known to be the person named in and who executed the foregoing instrument and acknowledged that he executed same as his voluntary act and deed.

(Notarial Seal)

Esther Bachert Notary Public
in and for Los Angeles County, California
My Commission Expires Aug. 26, 1949

STATE OF IOWA Union COUNTY) SS

On this 26 day of February, 1949, before me, a Notary Public, personally appeared WILKIE HILLIARD COLLINS, to me known to be the person named in and who executed the fore-

going instrument, and acknowledged that he executed same as his voluntary act and deed.

(Notarial Seal) Ted L. Whitehead Notary Public in and for said County.

STATE OF IOWA POLK COUNTY) SS

On this 17 day of Feb., 1949, before me, a Notary Public, personally appeared EMIL KYLE COLLINS, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed same as his voluntary act and deed.

(Notarial Seal) Patricia Bergstrom Notary Public in and for Polk County, Iowa
Notary Public in and for Polk County, Iowa
My Commission Expires July 4, 1951

STATE OF IOWA MARION COUNTY) SS

On this 25 day of Feb, 1949, before me, a Notary Public, personally appeared LOIS CARNETTA HUSTED, 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) Paul Applegate Notary Public in and for Marion County, Iowa

STATE OF IOWA POLK COUNTY) SS

On this 19th day of Feb. A. D. 1949, before me, a Notary Public, personally came WILLARD COLLINS and IRENE HASTIE, to me known to be the persons named in and who executed the foregoing instrument and acknowledged that they executed same as their voluntary act and deed.

(Notarial Seal) Robert Hellstern Notary Public in and for Polk County, Iowa

STATE OF WYOMING COUNTY OF Albany) SS

On this 20th day of February A. D. 1949, before me, a Notary Public, personally came MARY FISHER, to me known to be the person named in and who executed the foregoing instrument and acknowledged that she executed same as her voluntary act and deed.

(Notarial Seal) Stanley B. Christensen
Notary Public in and for Said County.
My Commission Expires Sept 24, 1950.

STATE OF WYOMING COUNTY OF Albany) SS

On this 16 day of Febr. A. D. 1949, before me, a Notary Public, personally came PEARL COLLINS, to me known to be the person named in and who executed the foregoing instrument and acknowledged that she executed same as her voluntary act and deed.

(Notarial Seal) Laoel B Smith Notary Public in and for said County.
My Commission expires August 20, 1951

STATE OF WYOMING COUNTY OF Albany) SS

On this 21st day of Feby A. D. 1949, before me, a Notary Public, personally came EMIL COLLINS, and RUSSELL COLLINS, to me known to be the persons named in and who executed the foregoing instrument and acknowledged that they executed same as their voluntary act and deed.

(Notarial Seal) A. M. Spalding Notary Public in and for Said County.
My Commission Expires January 31, 1953

STATE OF NEBRASKA COUNTY OF Scotts Bluff) SS

On this 18 day of Febr A. D. 1949, before me, a Notary Public, personally came DARWIN COLLINS, to me known to be the person named in and who executed the foregoing instrument and acknowledged that he executed same as his voluntary act and deed.

NOTARIAL SEAL 8-3-51

Carl G Curtis Notary Public in and for said County.

Ira J. Walker To The Public — #1324 Fee $.50 — Filed for record the 4 day of March A. D. 1949 at 4:45 o'clock P. M. Wilma M. Wade, Recorder

AFFIDAVIT

IRA J. WALKER TO THE PUBLIC
STATE OF IOWA, Union COUNTY,) SS:

I, Ira J. Walker, being duly sworn, depose and say: that I am a resident of Union County, Iowa, and am of legal age; that I am the same Ira J. Walker who, with my wife, Maggie B. Walker, made, executed and delivered to Carl Porter and Grace Porter, his wife, a deed conveying the Southeast Quarter of the Southeast Quarter of Section 27, and the