East Half of the Northwest Quarter (E½ NW¼) and East Half of the Southwest Quarter (E½ SW¼) in Section Thirty-six (36), Township Seventy-four (74) North, Range Twenty-six (26), West of the Fifth P.M., Madison County, Iowa,

Since prior to January 1, 1930.

That I know it to be a fact that the present holder of the record title, namely Charles Minnick, also known as Charles F. Minnick, and his grantors immediate and remote, have held the chain of title to said real estate since prior to January 1, 1930, and that no one has ever made, claimed or asserted any right, title or interest in or to any part or portion of said real estate adverse to the title, possession and ownership of the said Charles Minnick, also known as Charles F. Minnick.

That the said Charles Minnick, also known as Charles F. Minnick, and his grantors immediate and remote have been in open, adverse, continuous, hostile and uninterrupted possession of all of the real estate above described under claim of right and color of title open, adverse and hostile to the claims of all persons whomsoever since prior to January 1, 1930, and no one has ever made, claimed or asserted any right, title, right of possession or ownership in and to said real estate adverse to his title, and said owners have made valuable improvements upon the real estate and paid the taxes, and all of the foregoing is true as I verily believe.

NOTARIAL SEAL

A. E. Sayre

Subscribed and sworn to before me this 29 day of September, 1951.

F. A. Felton Notary Public in and for Warren County, Iowa

Charles D. Van Werden To The Public

#7020

Fee $ 1.60

Filed for record the 15 day of October A. D. 1951 at 2:30 o'clock P. M.

Wilma M. Wade, Recorder

AFFIDAVIT

STATE OF IOWA MADISON COUNTY) ss

I, Charles D. Van Werden, being first duly sworn on oath, depose and state that I am a resident of Madison County, Iowa, and have been such a resident continuously for more than a period of twenty (20) years, that I have personal knowledge of the matter hereinafter referred to and during all of said time have resided in the vicinity of and have been acquainted with the use, occupancy and possession of the following described property, situated in the County of Madison, State of Iowa, to-wit:

Commencing at the Southwest Corner of Lot Four (4) of Burger's Four Acre Lot in the City of Winterset, Madison County, Iowa, running thence East One Hundred Thirty-two (E 132) Feet, thence North One Hundred Thirty-five Feet and Seven Inches (N 135'7") thence West One Hundred Thirty-two (W 132) Feet, thence South One Hundred Thirty-five Feet and Seven Inches (S135'7") to the place of beginning.

I further state that Eclipse Lumber Company has been and is now in actual possession of the said real estate, that it and its grantors, immediate and remote, have been in actual, open, adverse, notorious, hostile, continuous and exclusive possession of the said premises since and prior to January 1, 1930, as shown by the records of Madison County, Iowa, and have held such possession under color of title, claim of right and claim of ownership in fee simple since and prior to January 1, 1930, and that said possession has been peaceable and undisturbed and that the title has never been questioned or disputed to my knowledge and belief. The aforesaid parties not only have been in actual possession, but also have improved and repaired the buildings and paid their taxes thereon.

This Affidavit is made for the purpose of establishing title to the above described property in accordance with Sections 614.17 and 614.23 of the 1950 Code of Iowa, and for the purpose of being recorded in accordance with the provisions of Sections 558.8 and 614.17 of the 1950 Code of Iowa.

I further state that I make this affidavit from my own personal knowledge and for the purpose of clearing the defects in the Chain of Title to the above described property.

Further affiant sayeth not. Charles D. Van Werden

Subscribed and sworn to before me, on this 27th day of August, A. D. 1951.

(DISTRICT COURT SEAL) Marguerite Morrissey Deputy Clerk of Court in and for Madison County, Iowa

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Eclipse Lumber Company, the owner of the following described property, situated in Madison County, Iowa, to-wit:

Commencing at the Southwest Corner of Lot 4 of Burger's Four Acre Lot in the City of Winterset, Madison County, Iowa, running thence East 132 feet, thence North 135 feet 7 inches, thence West 132 feet, thence South 135 feet 7 inches, to the place of beginning,

hereby appoint Orval J. Berger as our Attorney-in-fact, for the purpose of filing the Affidavit of Adverse Possession executed by Charles D. Van Werden on the 27th day of August, 1951, as if we had filed the same ourselves.

Dated this 29th day of August, 1951, at Winterset, Madison County, Iowa.

Eclipse Lumber Co. J. F. Ward Sec'y.

Subscribed and sworn to before me, a Notary Public, this 29th day of August, 1951.

(Notarial Seal) Helen M. Rievers NOTARY PUBLIC in and for Clinton County, Iowa.

STATE OF IOWA MADISON COUNTY) ss

I, Wilma M. Wade, County Recorder in and for said County and State aforesaid, hereby certify that the foregoing Affidavit was filed in my office by the owner in possession as named in said Affidavit by its Attorney-in-fact, as shown by the records and recorded and entered on the records thereof, on the 15 day of October, 1951.

Wilma M. Wade RECORDER COMPARED

Harris Trust & Savings Bank, Trustee To The Public — #7050 — Fee $1.80 — Filed for record the 17 day of October A. D. 1951 at 10:50 o'clock A. M. Wilma M. Wade, Recorder

CERTIFICATE

AS TO THE RESIGNATION OF HAROLD ECKHART, AS INDIVIDUAL TRUSTEE UNDER THE INDENTURE OF MORTGAGE AND DEED OF TRUST OF IOWA POWER AND LIGHT COMPANY TO HARRIS TRUST AND SAVINGS BANK AND HAROLD ECKHART, AS TRUSTEES, DATED AS OF AUGUST 1, 1943, AND THE SUPPLEMENT THERETO DATED AS OF AUGUST 1, 1943, AND THE SECOND SUPPLEMENT THERETO DATED AS OF FEBRUARY 1, 1948, AND THE THIRD SUPPLEMENT THERETO DATED AS OF DECEMBER 1, 1949; AND AS TO THE APPOINTMENT OF W. H. MILSTED, OF CHICAGO, ILLINOIS, AS INDIVIDUAL TRUSTEE UNDER SAID INDENTURE AND SUPPLEMENTS, SUCCEEDING HAROLD ECKHART, RESIGNED.

The undersigned, HARRIS TRUST AND SAVINGS BANK, Trustee under the aforesaid Indenture and Supplemental Indentures, and the undersigned, IOWA POWER AND LIGHT COMPANY, Grantor thereunder, do hereby jointly and severally certify that, pursuant to the pertinent provisions of said Indenture, HAROLD ECKHART, the appointed and acting individual Trustee under said aforesaid Indenture and the aforesaid Supplemental Indentures, did resign as such; and that on the 14th day of September, 1951, W. H. MILSTED, of Chicago, Illinois, a qualified person, was duly appointed as his successor, and that the said W. H. MILSTED has been since said date, and now is, the duly appointed, qualified and acting individual Trustee under the aforesaid Indenture and Supplemental Indentures, fully vested with all the estates, authority, rights, trusts, powers, duties and obligations of the individual Trustee under said Indenture and said Supplements thereto.

The undersigned further certify that in respect of the resignation of said HAROLD ECKHART and the appointment of said W. H. MILSTED as his successor, all the pertinent provisions of said Indenture were followed and complied with.

Dated this 1st day of October, 1951.

(CORPORATE SEAL) HARRIS TRUST AND SAVINGS BANK, TRUSTEE, as aforesaid,

ATTEST: G. N. Askew Assistant Secretary By F. O. Mann Vice President