Dec. 10, 1923, filed for record on Dec. 11, 1923, and recorded at page 62 of Mortgage Record 75, of said records.

That said mortgage and said notes had been by the said Company sold, assigned and endorsed to one Frank Callahan prior to the execution of said deed, and that subsequent to the execution thereof, this affiant, under an agreement between said Company and said assignee, Frank Callahan, was designated as Trustee to receive title to said real estate for the benefit of the said assignee, Frank Callahan, and to convey said real estate to him at any time thereafter upon his request, such conveyance to be in satisfaction of the personal liability of the makers and endorsers of said notes so secured by said mortgage.

That this affiant accepted said trust and fully discharged the same on Feb. 3, 1933, by his execution of a deed as such Trustee to the said Frank Callahan conveying said real estate, which deed is of record at page 154 of Deed Record 26, of said records, and that thereby the said Frank Callahan became seized of the full fee simple title to said real estate.

That both the said M. C. Leinard and Mary M. Leinard have been dead for many years, and affiant knows that their conveyance of said real estate herein referred to was intended to and did, in fact, pass to said Company all their right, title and interest therein or thereto in consideration of the release by the grantee therein of their personal liability upon the notes secured by their said mortgage to said Company as herein before stated.

That I am in no way interested and this affidavit is made for the sole purpose of explaining the circumstances involved as are herein related. Harry F. Anderson

NOTARIAL SEAL

Subscribed in my presence and sworn to before me by the said Harry F. Anderson, affiant, this 30th day of October, A. D. 1952. H. C. Fosher Notary Public in and for Madison County, Iowa.

H. C. Fosher To The Public

#6038

Fee $1.00

Filed for record the 30 day of October A. D. 1952 at 11:03 o'clock A. M. Wilma M. Wade, Recorder Mary E. Welty, Deputy

AFFIDAVIT

State of Iowa, Madison County, ss.

I, H. C. Fosher, a resident of said State and County, being sworn, depose and say as follows:

That I am now and have been for more than thirty years past a professional abstractor of titles to real estate in Madison County, Iowa, and as such, have become and am familiar with the various additions to the City of Winterset, in said County. That I am familiar with the plat of Tidrick & Ward's Addition to said City (which is sometimes referred to as Ward & Tidrick's Addition). That said Addition is made up of one block which contains eight lots. That it is not certain whether the Surveyor who surveyed and platted said Addition, as is shown by his plat and certificate recorded at page 559 of Deed Record 5, of Madison County, Iowa, records, intended to designate the block which comprises said Addition as Block One or whether the numeral "1" appearing thereon was by inadvertence or by error in recording. That sometimes conveyances of lots in said Addition describe the same as being in Block One of said Addition and in other instances conveyance of lots in said Addition omit any mention of a block, but that in either case, whether describing a lot in said Addition as being a lot in Block One of said Addition or as being a lot in said Addition the same purpose is accomplished, there being, as hereinbefore explained, but one block in said Addition, and said block containing eight lots.

That I am in no way interested. H. C. Fosher

Subscribed in my presence and sworn to before me by said H. C. Fosher, affiant, this 30th day of October, A. D. 1952. Pearl E. Shetterly Clerk of the District Court in and for Madison County, Iowa.

(DISTRICT COURT SEAL)

COMPARED