the real estate hereinbefore described.

This affiant further states that the brick or tile wall on or near the south side of the real estate hereinbefore described has been regarded as the south line of the property hereinbefore described and that said wall has been used by the said Pearl L. Armbrest, Mary K. Robison and John W. Armbrest, and their grantors, for a period of more than twenty (20) years as a party wall in common with the owner of the real estate lying immediately to the south of said party wall.

That this Affidavit is made for the purpose of establishing of record the facts herein stated.

Dated at Centralia, Missouri, this 18th day of August, A. D. 1954.

E. K. Cole

NOTARIAL SEAL

Subscribed and sworn to before me by E. K. Cole this 18th day of August, A. D. 1954.

Carroll N. Bryson Notary Public
in and for Boone County, Missouri.
My term expires June 18, 1956.

Bluff Road Co-operative Association
To
The Public

#4412

Fee $ 3.20

Filed for record the 20 day of August A. D. 1954 at 10:00 o'clock A. M.

Wilma M. Wade, Recorder

RECEIVED 1954 Aug-9 AM 8:39
Secretary of State Iowa

ARTICLES OF INCORPORATION VGH
OF
THE BLUFF ROAD CO-OPERATIVE ASSOCIATION

We, the undersigned citizens of Madison County, Iowa, do by these presents associate ourselves together under and by virtue of Chapter 499 of the 1954 Code of Iowa and laws relative thereto entitled "corporations not for pecuniary profit," and do adopt the following Articles of Incorporation.

ARTICLE I.

The name of this corporation shall be, "The Bluff Road Co-operative Association" and its principal place of business shall be in Winterset, Iowa.

ARTICLE II.

The objects and purposes of this corporation shall be to obtain privileges, licenses and franchises for the purpose of constructing, installing and maintaining a water pipe line from the corner of Eighth and Summit Streets in Winterset, Iowa, west along the north section line of Section One and Two (1 & 2) along Iowa primary 92 to a point approximately 3275 feet west of the place of beginning and to construct, install and maintain such connections and water services leading off of the said main pipe line as may be required to provide water to all property owners along said route subscribing to said water rights and to sell, corporate shares to property owners along said route for the purpose of providing capital to construct said pipe line provided that said shares are not sold for an amount in excess of the actual estimated cost of said line.

The objects of this corporation are especially limited so that no part of the capital stock of said corporation or any funds remaining in the treasury of said corporation, after the construction and maintenance of said line, shall inure to the benefit of any member or stock holder. That such funds shall be used to reduce the investment of each share holder in said corporation.

ARTICLE III.

This corporation shall commence on the date the charter issued by the Office of Secretary of the State and shall continue for a period of 50 years unless sooner dissolved in accordance with the laws of Iowa. The members or stockholders of this corporation, shall constitute the officers and the board of directors and any subsequent stockholders shall automatically become a member of the board of directors, provided that at no time shall the board of directors be less than five nor more than 12 members.

ARTICLE IV.

The officers of this corporation shall consist of a President, Secretary and Treasurer

and a Board of Directors, not to exceed 12 members nor less than five, who shall all be members of said corporation in good standing and who shall reside in or own real estate in Madison County, Iowa, adjacent to the route of the said water line, or who may represent a corporation owning property along said route.

The officers of this corporation shall be elected each year by the members or stockholders of said corporation and they shall hold office for one year from and after August first, or until their successors are duly elected and qualified. The executive authority and the right of the management of the affairs of the corporation shall vest in the President, Secretary and Treasurer and the members of the Board of Directors, who shall have the power and authority to appoint all necessary subordinate officers and assistants. The tentative officers of said corporation shall be as follows:

NAME	ADDRESS	OCCUPATION
Kenneth Eyerly President	Winterset, Iowa	Nurseryman
Otto Hendricks Secretary	Winterset, Iowa	Laborer
Francis Jackson Treasurer	Winterset, Iowa	Retired
Virgil Wiggins Director	Winterset, Iowa	Contractor
John Horras Director	Winterset, Iowa	Farmer
R. W. Carson Director	Winterset, Iowa	Physician & surgeon
James Moorhead Director	Winterset, Iowa	Painter
Louie Marxen Director	Winterset, Iowa	Mechanic
W. H. Wright Director	Winterset, Iowa	Hatchery
John Oldham Director	Earlham, Iowa	Farmer
Jno. N. Hartley Director	Winterset, Iowa	Lawyer
J. E. Bruns Director	Winterset, Iowa	Farmer

and they shall hold office until their successors are chosen and qualified at the next annual meeting.

ARTICLE V.

The executive officers or the corporation shall have control of the property of the corporation and the general management of its affairs and shall have full power under the by-laws and the wishes of the majority of the members to acquire by purchase, gift, subscription or otherwise, such personal property as may be required to carry out the purposes of the corporation and to hold, lease, exchange or otherwise dispose of personal property of every kind incidental to the operations and duties of said corporation, and while the owner and holder of said personal property said corporation shall exercise all of the rights, powers and priviliges of an undividual owner and to do all things which in their descretion shall be necessary to preserve the best interest, pecuniary or otherwise, of the corporation and to generally preserve and maintain its prosperity and effectiveness.

ARTICLE VI

DISTRIBUTION OF EARNINGS. The directors shall annually dispose of the earnings of the association in excess of its operating expenses as follows: To provide a reasonable reserve for depreciation, obsolescence, bad debts, or contingent losses or expenses.

At least ten percent of the remaining earnings must be added to surplus until surplus equals either thirty percent of the total of all capital paid in for stock or memberships, plus all unpaid partonage dividends, plus certificates of indebtedness payable upon liquidation, or one thousand dollars, whichever is greater. No additions shall be made to surplus whenever it exceeds either fifty percent of such total, or one thousand dollars, whichever is greater.

Not less than one percent nor more than five percent of such earnings in excess of reserves may be placed in an educational fund, to be used as the directors deem suitable for

teaching or promoting co-operation.

After the foregoing, to pay fixed dividends on stock or memberships, if any.

All remaining net earnings shall be allocated to a revolving fund and shall be credited to the account of each member including subscribers described in section 499.16 ratably in proportion to the business he has done with the association during each year. Such credits are herein referred to as "deferred patronage dividends."

ARTICLE VII

DISTRIBUTION IN LIQUIDATION. On dissolution or liquidation, the assets of the association will be paid out and distributed in accordance with the provisions of 499.48 of the 1954 Code of Iowa.

ARTICLE VIII.

The capital stock or shares shall issue to each member and each member shall be entitled to one vote for each share held in the election officers and in the determination of such matters as shall come before the annual meeting called under and by virtue of the by-laws of the corporation but no proxies shall be voted or used. The corporation shall not at anytime, become indebted or enter into contracts to obligate itself for more than the amount of the corporation funds in the hands of the Treasurer.

Each share shall have the same value and the cost of each share shall be determined by the pro rata estimated cost of the proposed project. Any member may hold one or more shares and shall have the right to sell any unused shares to any person desiring a share but said share shall not be sold to any other prospective member for a sum, greater than the actual cost thereof.

ARTICLE IX.

The annual meeting of the corporation shall be held in Winterset, Iowa, on the first Monday in July of each year. Special meetings may be called by the officers of said corporation when necessary in accordance with the by-laws. Seven members shall constitute a quorum at corporate meetings.

ARTICLE X.

This corporation is orngaized not for pecuniary profit of its members and the private property of its officers and members shall in no event be liable for corporation debts or acts of the corporation.

ARTICLE XI.

This corporation may, at any time, be dissolved by a three-fourths vote of all of the members.

ARTICLE XII.

These articles may, except Article Ten hereof, be amended at any annual meeting of the corporation by a two-thirds vote of all of the members.

IN WITNESS WHEREOF, we have hereunto subscribed our names this 30th day of June, A. D. 1954.

Kenneth Eyerly President	John Oldham Director	Louie E. Marxen Director
Otto Hendricks Secretary	Raymond W. Carson Director	W. H. Wright Director
Francis Jackson Treasurer	John Horras Director	Jno. N. Hartley Director
Virgil J. Wiggins Director	James M. Moorhead Director	J. E. Bruns Director

STATE OF IOWA COUNTY OF MADISON) ss:

Before me, Mabelle Smith a Notary Public in and for said County, personally appeared - - - on this 30th day of June, A. D., 1954, said persons being each to me personally known to be the identical persons whose names are subscribed in the foregoing articles of of incorporation, and each for himself acknowledged the same to be his free and voluntary act and deed for the uses and purposes therein expressed.

Witness My Hand and notarial seal at Winterset, in the County of Madison, State of Iowa,

(no name shown for acknowledgment written)

the day and year last above written.

(Notarial Seal)

Mabelle Smith Notary Public
in and for Madison County, Iowa

OFFICE OF THE SECRETARY OF STATE
Des Moines, Iowa

This instrument recorded in Book 2-P, Page 479, Aug. 12 - 1954 Expires Perpetual,
Cert. No. 7901, Receipt No. 7901 Filed By Jno. N. Hartley, Atty, Winterset, Iowa.
Filing Fee 10.00 Recording Fee 2.50 Melvin D. Synhorst Secretary of State

COMPARED

E. W. Cummins
To
The Public

#4491
Fee $ 1.60 VGH

Filed for record the 26 day of August A. D. 1954 at 4:30 o'clock P. M.
Wilma M. Wade, Recorder
Mary E. Welty, Deputy

AFFIDAVIT

State of Iowa, Madison County, ss.

I, E. W. Cummins, a resident of said state and county, being sworn, depose and say as follows:

That on May 21, 1954, in the Matter of the Estate of Edward Lavalleur, Deceased, being No. 5547 Probate in the District Court of Madison County, Iowa, the Court appointed T. F. Ruth, Jeff Reed and this affiant as appraisers to appraise all of the property, both real and personal, owned by the said Edward Lavalleur at the time of his death, and on June 7, 1954, a commission was issued to said persons as appraisers to appraise the value of the real and personal property of said decedent. That I well and personally know that the Jeff Reid who subscribed to the oath as one of said appraisers was the same and identical person as the Jeff Reed named in said order and in said commission.

That I was well and personally acquainted with said decedent, Edward Lavalleur, during his lifetime, and know that he was the same person as the Ed Lavalleur who is named as grantee, in a deed from M. J. Johnson and wife, dated Apr. 23, 1928, filed for record Apr. 20, 1935, recorded at page 150 of Deed Record 27, of Madison County, Iowa, records, which conveyed the undivided 1/2 of Lot 1, in Block 31, Original Town of Winterset, Madison County, Iowa; and I know that wherever the names Ed Lavalleur and Edward Lavalleur appear in the record chain of title to said real estate, they refer to one and the same person.

That I am well and personally acquainted with Della C. Lavalleur, the mother of the said Ed (or Edward) Lavalleur, and know that she is the same person as the Mrs. Della Lavalleur who is named as grantee in a deed from M. J. Johnson and wife, dated Apr. 23, 1928, filed for record June 12, 1936, recorded at page 245 of Deed Record 27, of said records, which conveyed the undivided 1/2 of Lot 1, in Block 31, Original Town of Winterset, Madison County, Iowa; and I know that wherever the names Della Lavalleur, Della C. Lavalleur, Mrs. Della Lavalleur appear in the record chain of title to said real estate, they refer to one and the same person.

That I am now and have been for more than forty years last past a resident of Madison County, Iowa; that throughout such period of time I have been well and personally acquainted with the possession, ownership, occupancy and control of the following described real estate, to-wit: Commencing at a point 73 feet South of the Northwest corner of Lot 1, in Block 31, of the Original Town Plat of the City of Winterset, Iowa, thence East 44 feet, thence South 12 feet, thence East 22 feet to the East line of said Lot 1, thence South along the East line of said Lot 1, 47 feet to the Southeast corner thereof, thence West along the South line of said Lot 1, 66 feet to the Southwest corner thereof, thence North on the West line of said Lot 1, 59 feet to the place of beginning. That to my personal knowledge, Della Lavalleur, present record holder of title to said real estate, together with her grantors and predecessors in possession and ownership thereof, immediate and remote, has, during all of said period of time, had, held, owned and enjoyed the full, absolute, uninterrupted, peaceable and adverse possession of the whole thereof, and that to my knowledge, no person,

State of Iowa
Madison County } ss.

I hereby certify that the annexed affidavit was filed by _____ the owner in possession of the Lands Mentioned therein. Dated _____ 19__

_____ Recorder