side of the East line of said highway which might have been in the Northeast Quarter of the Northeast Quarter of Section Four, Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P. M.; that due to an error in the guardianship proceedings of James Cornelius King, Incompetent, the Guardian's Deed conveyed only an undivided one half (½) interest in and to the Northwest Fractional Quarter of the Northwest Quarter of Section Three, Township Seventy-six (76) North, Range Twenty-six (26), whereas said deed should have described said real estate as the Northwest Fractional Quarter of the Northwest Quarter of Section Three and all that part of the Northeast Fractional Quarter of the Northeast Quarter of Section Four, Township Seventy-seven (77) North Range Twenty-six (26) lying and being East of the East line of the highway running in a northerly direction through said real estate; that in addition thereto, the same error was made in the Warranty Deed from Marcella Cassady and husband, Roy Cassady, to Arthur H. Larson and Hattie May Larson; that it has been the intention of all of the parties in connection with the chain of title to said land to treat the East side of the highway running North and South through said land as the West line of said tract which would include any land which might be in the Northeast Quarter of the Northeast Quarter of said Section Four.

That I also know of my own knowledge that wherever the names Anna King and Elizabeth Anne King appear in connection with the chain of title to this real estate they refer to one and the same person.

Marcella Cassady

Subscribed and sworn to before me by Marcella Cassady this 23 day of April, 1958.

NOTARIAL SEAL

Honora Tovrea Notary Public
in and for Warren County, Iowa

James R. Sawyer
To
Louisa T. Sawyer

#2043

Fee $1.60

Filed for record the 26 day of April A. D. 1958 at 9:00 o'clock A. M.
Mary E. Welty, Recorder
Shirley G. Henry, Deputy

POWER OF ATTORNEY

Know all Men by These Presents: That I, James _ Sawyer, the undersigned, hereby make, constitute and appoint Louisa T. Sawyer, of Winterset, Madison County, Iowa, my true and lawful attorney for me and in my name, place and stead and for my use and benefit to exercise any or all of the following powers as to property belonging to me in the State of Iowa:

1. To ask, demand, sue for, recover, collect and receive each and every sum of money, debt, account, legacy, bequest, interest, dividend, annuity and demand which now is or hereafter shall become due, owing or payable, belonging to or claimed by me, and to use and take any lawful means for the recovery thereof by legal process or otherwise, and to execute and deliver a satisfaction or release therefor,together with the right and power to compromise or compound any claim or demand;

2. To exercise any or all of the following powers as to real property, any interest therein and/or any building thereon: To contract for, purchase, receive and take possession thereof and of evidence of title thereto; to lease the same for any term or purpose, including leases for business residence, to sell, exchange, grant, or convey the same with or without warranty; and to mortgage, transfer in trust, or otherwise encumber or hypothecate the same to secure payment of a negotiable or non-negotiabel note or performance of any obligation or agreement;

3. To exercise any or all of the following powers as to all kinds of personal property and goods, wares and merchandise, choses in action and other property in possession or in action: To contract for, buy, sell, exchange, transfer and in any legal manner deal in and with the same; and to mortgage, transfer in trust, or otherwise encumber or hypothecate the same to secure pyament of a negotiable or non-negotiable note or performance of any

obligation or agreement;

4. To represent and vote stock, exercise stock rights, accept and deal with any dividend, distribution or bonus, join in any corporate financing, reorganization, merger, liquidation, consolidation or other action and the extension, compromise, conversion, adjustment, enforcement or foreclosure, singly or in conjunction with others of any corporate stock, bond, note, debenture or other security; to compound, compromise, adjust, settle and satisfy any obligation, secured or unsecured, owing by or to me and to give or accept any property and/or money whether or not equal to or less in value than the amount owing in payment, settlement or satisfaction thereof;

5. To transact business of any kind or class and as my act and deed.

Giving and Granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite, necessary or appropriate to be done in and about the premises as fully to all intents and purposes as I might or could do if personally present, hereby ratifying all that my said attorney shall lawfully do or cause to be done by virtue of these presents.

The powers and authority hereby conferred upon my said attorney shall be applicable to all personal and real property or interest therein now owned or hereafter acquired by me and wherever situate in the State of Iowa.

My said attorney is empowered hereby to determine in his sole discretion the time when purpose for and manner inwhich any power herein conferred upon him shall be exercised, and the condition, provisions and covenants of any instrument or document which may be executed by him pursuant hereto; and in the acquisition or disposition of real or personal property, my said attorney shall have exclusive power to fix the terms thereof for cash, credit and/or property, and if on credit with or without security.

Witness my hand this 25th day of April, 1958.

James R. Sawyer

STATE OF IOWA COUNTY OF MADISON) SS

On this 25 day of April, 1958, before me personally appeared James R. Sawyer, to me known to be the person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

NOTARIAL SEAL

Jno. N. Hartley Notary Public in and for said County

Orson Hildebrand To The Public

#2060

Fee $1.00

Filed for record the 28 day of April A. D. 1958 at 3:30 o'clock P. M.

Mary E. Welty, Recorder

AFFIDAVIT

STATE OF IOWA MADISON COUNTY : ss

Lot Two (2) except the East Fifteen (15) feet thereof in Block Four (4) of Guiberson's Addition to the City of Winterset, Madison County, Iowa.

I, Orson Hildebrand, of lawful age, being first duly sworn depose and say that I am a resident of Winterset, Madison County, Iowa; that I was well and personally acquainted with Arthur Willitts; that Arthur Willitts died at Winterset, Iowa, on March 22, 1951; that his Estate has not been administered upon; that all debts and claims, except those of the State Board of Social Welfare, State of Iowa, have been paid; that the Decedent was survived by his wife, Minnie Willitts, his sole heir at law; that the assets of his Estate were less than one thousand dollars ($1000.).

Dated at Winterset, Iowa this 28 day of Apr. 1958.

Orson Hildebrand

Subscribed and sworn to before me this 28 day of April, 1958.

NOTARIAL SEAL

John J. Goen Notary Public in and for Madison County, Iowa.