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STATE OF IOWA :

: ss

MADISON COUNTY :

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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I, A. Zane Blessum, being first duly sworn on oath and do hereby depose and state that I am familiar with the building and real estate locally known as 113 and 115 John Wayne Drive/N. 1st Street, Winterset, Iowa, legally described as:

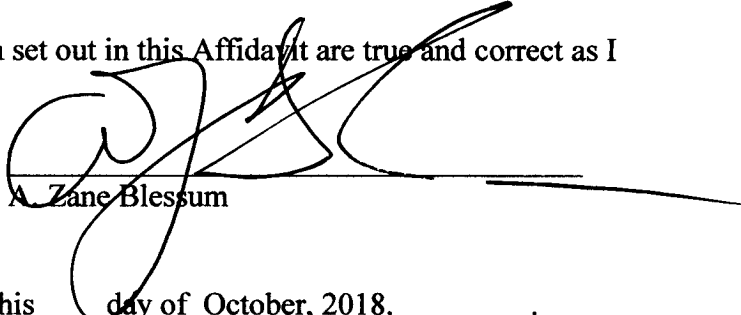
The South Two-thirds of Lot Four (4), except the E. 12 feet, in Block 17 Original town of Winterset, Madison County, Iowa.



I have been a tenant and/or owner of this property beginning in approximately 1998. My former wife, Janet L. Blessum, purchased the real estate in October 31, 2002 from Madison County Farms. In March 2003 Janet L. Blessum quit claimed the real estate to her wholly owned corporation, J. L. Blessum, Inc. In February 2017 J. L. Blessum, Inc. sold the real estate to MLA Enterprises, LLC.

My law firm has continuously leased the building at 113 N. John Wayne Drive/N. 1st Street from all former owners for approximately twenty (20) years. During the time of ownership or lease the stairs and stairway have been a common area, useable by either the tenants of 113 or 115 John Wayne Drive/N. 1st Street. The stairs and stairway are centered and equally divided between both addresses. The entrance is a common entrance to the second floors of both addresses.

This statement and allegations herein set out in this Affidavit are true and correct as I verily believe.


A. Zane Blessum

Subscribed and sworn to before me this day of October, 2018.

 10/30/18
NOTARY PUBLIC IN AND FOR THE STATE OF IOWA



E Prepared by a return to:
A. Zane Blessum
2501 Westown Pkwy #1201
West Des Moines, Iowa 50266
515-221-1666