DELAWARE COUNTY, IOWA
FILED ✓
1999 AU 23 AM 10: 14
BOOK 144 PAGE 295
RECORDER'S NOTATION
DELAWARE CO RECORDS

ENV. ⊗ John C. Compton 116½ W. Mission St. Strawberry Point, IA 52076 319-933-4314

AFFIDAVIT EXPLANATORY OF TITLE
AND
AFFIDAVIT OF MAILING GIFT TAX RETURN

Re: The South one-half (S½) of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section Two (2), Township Ninety (90) North, Range Five (5), West of the Fifth P.M., except the South one hundred eighty (180) feet thereof, except the North seventy eight (78) feet of the West three hundred fifty (350) feet thereof, and also except that part included in the following description: beginning at a point one hundred eighty (180) feet North and three hundred fifty (350) feet East of the Southwest corner of said South one-half (S½) of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼), thence East three hundred forty (340) feet, thence North at right angles one hundred fifty eight (158) feet, thence West at right angles three hundred forty (340) feet, thence South at right angles one hundred fifty eight (158) feet to the point of beginning.

STATE OF IOWA)
)ss:
COUNTY OF CLAYTON)

I, John C. Compton, being first duly sworn on oath, do state and depose as follows:

1. That I am familiar with a certain Warranty Deed which transfers the above real estate wherein Edna L. Hansel, single, was grantor, and Barbara Moser and Shirley Russell were grantees, which Warranty Deed is dated September 3, 1998 and filed September 16, 1998 at Book 140, L.D., Page 183 of the records of Delaware County, Iowa.

2. I further state and attest that it was the intention of grantor, Edna L. Hansel, to transfer and divest all of her right, title and interest in and to the above real estate by said Warranty Deed.

3. That this parcel of real estate is the sole parcel owned by Edna L. Hansel at the time of her death on March 14, 1999.

4. That the legal description contained in said Warranty Deed is erroneous, it being subsequently determined by abstracting that the above is the correct legal description.

5. That the undersigned has caused to be filed Form 709, United States Gift Tax Return relating to the above transfer, wherein the value of said property is shown as $59,250.00, the appraised value thereof, and the applicable taxable gift and tax computation being shown therein with the corresponding reduction in Decedent's Unified Credit.

6. This Affidavit is made to clarify title matters relating to the above-described transfer based upon my knowledge and belief.

Dated this 5th day of August, 1999.

John C. Compton
AFFIANT

Subscribed and sworn to before me by the said John C. Compton this 5th day of August, 1999.

Nancy L. Keppler
Notary Public, State of Iowa