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DELAWARE COUNTY IOWA
FILED
1999 DE 29 PM 3:16
BOOK 2000 PAGE 30
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
16.00

John C. Compton 116-½ W. Mission Strawberry Point, Iowa

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA)
)ss:
DELAWARE COUNTY)

I, Bert Elledge, Jr., being first duly sworn do depose and state as follows:

1. This Affidavit is given regarding the following described property in Delaware County:

Lots One (1), Two (2), Three (3), Four (4), Five (5), and Six (6), Block Seven (7), F.A. Densmore's Second Addition to Edgewood, Iowa, according to plat recorded in Book 1 Plats, Page 113.

2. I received Title to he above described property in 1974 by Warranty Deed which was dated May 8, 1974, and filed May 24, 1974, in Book 34, T.L.D., Page 285 of the Delaware County Records. The Grantors in this Deed were the beneficiaries of Herbert T. burgin and who were entitled to a one-half interest in the above described property as beneficiaries under his Will.

3. I know form my own personal knowledge, that at the time the Warranty Deed was given to me, three of those beneficiaries, namely Ida Stevens, Jesse r. Burgin and Alto Holroyd were deceased and that their respective heirs signed the Deed in their stead.

4. The Warranty Deed was re-recorded on June 17, 1977, in book 37, T.L.D., Page 382 to correct an acknowledgement.

5. I received a Quit Claim Deed from Mary Burgin who was the surviving spouse of Herbert T. Burgin conveying the other half of the Title to said property by Quit Claim dated April 25, 1974, and filed May 24, 1974, in Book 34, T.L.D., Page 286 of the Delaware County Records.

6. A later Deed was conveyed to me, which was dated May 16, 1977, and filed December 20, 1979, in Book 40, T.L.D., Page 261, which provided for conveyances by certain spouses of the original grantors to extinguish any marital interest in the property.

7. No one has ever made a claim adverse to my ownership of this property from 1974 until 1993 when I conveyed this property to Arnold Bruggeman, Jr. and Jane Bruggeman, husband and wife.

Dated this 27 day of Aug, 1999

Bert Elledge Jr.

Subscribed, sworn and acknowledged to before me, a Norary Public, by Bert Elledge, Jr. this 27 Day of Aug, 1999

ROBERT J. PHILIPP
MY COMMISSION EXPIRES
2-1-2001

Robert J. Philipp

Notary Public In and For
The State of Iowa