DELAWARE COUNTY IOWA
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DEBORAH L. PEYTON
DELAWARE CO. RECORDER
11.00

Preparer Information: (X) Kenneth L. Moss (Individual's Name) | 129 1st Avenue E (Street Address) | Dyersville (City) | (319) 875-7178 (Phone)

AFFIDAVIT

STATE OF IOWA)
) SS
COUNTY OF DUBUQUE)

RE: The West Three Quarters (W¾) of the Southwest Quarter (SW¼) of Section 27, Township 88 North, Range 3, West of the 5th P.M., Delaware County, Iowa, EXCEPT AND EXCLUDING the homestead, THEREFROM which is the South One Hundred and Sixty Five feet (S 165') of the North Nine Hundred and Forty Four feet (N 944') of the West Two Hundred and One feet (W 201') of the Northwest One Quarter (NW¼) of the Southwest One Quarter (SW¼) of Section 27, Township 88 North, Range 3 West of the 5th P.M., subject to road easements of record in Delaware County, Iowa.

I, Joan Lahr, residing at 2666 310th Avenue, Hopkinton, Iowa 52237, being first duly sworn on oath, depose and say as follows:

1. That I am the Seller on a Real Estate Installment Contract dated March 1, 2000, and filed on June 5, 2000, in Book 2000, at Page 1701, for the sale of the above described real estate to Ronald J. Lahr and Victoria M. Lahr, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common.

2. That on the date of sale, I owned an undivided one-half of the premises in my own name. The remaining undivided one-half was owned by me as a life tenant and the remainder interest for this one-half was owned equally by Debra A. Heiar (formerly Debra Boleyn), and Ronald J. Lahr, all in accordance with the Last Will and Testament of James H. Lahr, who died on May 2, 1994.

3. The Estate of James H. Lahr was the subject of probate proceedings in the Delaware County District Court, No. ESPR 3574.

4. That paragraph 3 of the Last Will and Testament of James H. Lahr granted to the life tenant, Joan Lahr, the undersigned, the power and right to sell or dispose of the one-half of the above described real estate of which I was the life tenant, if I so desired, subject to the approval of the Delaware County District Court.

5. That on March 1, 2000, I the undersigned, sold the one-half interest in the farm premises owned by me alone and also the one-half interest that was the subject of the life estate by installment contract to Ronald J. Lahr and Victoria M. Lahr, as set forth in paragraph 1 above. Ronald J. Lahr, vendee on the contract of sale, owned an equal share of the remainder interest and the remaining equal share of the remainder interest was owned by Debra A. Heiar and she consented to the sale of the premises on file in the probate proceedings for James H. Lahr Estate, No. ESPR 3574.

6. On the 5th day of June, 2000, the Delaware County District Court entered an Order authorizing the sale and approving the contract of sale referred to in paragraph 1 above.

Dated this 20th day if June, 2000.

Joan Lahr

Joan Lahr

Subscribed in my presence and sworn to before me by the said Joan Lahr, on the 20th day of June, 2000.



Kenneth L. Moss

Kenneth L. Moss - Notary Public in and for Dubuque County, Iowa