Entered for taxation 30th day
of December A.D., 2004
Sharon McCulloch Auditor
By Carla Burke, Deputy
88-181

DELAWARE COUNTY IOWA
FILED
2004 DEC 30 PM 12:50
BOOK 2004 PAGE 4845
DEBORAH L. LEYDON
DELAWARE CO. RECORDER
RECORDER FEE $ 10.00
TRANSFER FEE $ 5.00

THIS INSTRUMENT PREPARED BY: Mark J. Parmenter
Moyer & Bergman, PLC, 2720 1st Ave. NE, PO Box 1943, Cedar Rapids, IA 52406-1943, (319) 366-7331
Tax Address: George Anderson 131 Donald Dr. Alburnett, IA 52202

AFFIDAVIT

Re: All right, title, interest, claim and demand, of grantors, in and to the lake frontage running to the middle of the Maquoketa River bed, abutting on Lot Twenty –four (24) of Logan's First Subdivision of part of the North Half (N1/2) of Section Twenty-three (23), Township Eighty-eight (88) North, Range Five (5), West of the Fifth Principal Meridian.

STATE of TEXAS, COUNTY of Texas, ss:

I, Elmer G. Nelson, being first duly sworn on oath, do depose and state as follows:

1. I currently reside and am a resident of the State of Texas.

2. I am the former titleholder by Quit Claim Deed dated May 18, 1976 and filed June 17, 1976 in Book 99 L.D., Page 314, records of the Delaware County Recorder's office to the following described property located in Delaware County, Iowa, to wit:

> All right, title, interest, claim and demand, of grantors, in and to the lake frontage running to the middle of the Maquoketa River bed, abutting on Lot Twenty-four (24) of Logan's First Subdivision of part of the North Half (N1/2) of Section Twenty-three (23), township Eighty-eight (88) North, Range Five (5), West of the Fifth Principal Meridian.

3. I am the formal titleholder by Warranty Deed dated October 21, 1975 and filed January 12, 1976 in Book 98, L.D., Page 232, records of the Delaware County Recorder's office to the following described property located in Delaware County, Iowa, to wit:

> Lot #24 of Logan's First Subdivision of part of the North Half (N1/2) of Section Twenty-three (23), Township Eighty-eight (88) North, Range Five (5) West of the Fifth Principal Meridian.

4. Title to the property described in paragraph 2 above and paragraph 3 above was held by me and my former wife, Sylvia Nelson, as joint tenants with full rights of survivorship, and not as tenants in common.

5. Sylvia Nelson died ~~the xxxxx day of~~ in March, 1977 and all her interest in the property described in paragraphs 2 and 3 above transferred to me by operation of law.

6. On November 30, 1984, I, and my then wife, Mary Gwendolyn Nelson, transferred the property described in paragraph 3 to Conrad M. Dunn and Naomi K. Dunn, husband and wife, by Warranty Deed dated November 30, 1984 and filed December 13, 1984 in Book 116, L.D., Page 113 in the records of the Delaware County Recorder. At that time, it was our intent to also transfer by quit claim deed the property described in paragraph 2, however, the property described in

paragraph 2 above was not deeded to Conrad M. Dunn and Naomi K. Dunn.

7. Having not transferred the property described in paragraph 2 to Conrad M. Dunn and Naomi K. Dunn, I have executed a Quit Claim Deed to the current titleholders of property described in paragraph 3, George Anderson and Patricia Anderson.

8. This Affidavit is given for title clarification purposes only.

Further Affiant saith not.

Elmer G. Nelson

Elmer G. Nelson

This instrument was acknowledged before me on ~~November~~ Dec 10, 2004 by Elmer G. Nelson.

Patricia A Roach

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PATRICIA A. ROACH
Notary Public
STATE OF TEXAS
My Comm. Exp. 8-5-2007

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