DELAWARE COUNTY IOWA
FILED
2005 FE 25 PM 3:41
BOOK 2005 PAGE 1110
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
12.00

Preparer Information Thomas J. Hanson, 401 East Main Street, Manchester, (563) 927-5920
Individual's Name | Street Address | City | Phone

Thomas J. Hanson, ISBA # 02110

SPACE ABOVE THIS LINE FOR RECORDER

AFFIDAVIT

IN RE: Lot 4 and all that part of Lot 3 of the Subdivision of Lots 11 and 12 of Iowa Land Company's Addition to Manchester, Iowa, described as beginning at the Northwest corner of Lot 3 and running thence East 6 feet, thence South to the South line of said Lot 3, thence West 6 feet, to the Southwest corner of said Lot 3, thence North to the place of beginning.

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

I, Thomas J. Hanson, being first duly sworn on oath depose and state that I am the attorney for Paula Munson Wallestad, who is the granddaughter of Mary W. Langsdale. In the matter of the estate proceedings of Ema Jane Klaus, Delaware County Iowa Probate Case No. P-1908, the said Mary W. Langsdale and Paula Munson Wallestad received as a portion of their distribution from the estate a Real Estate Contract for the sale of the herein described real estate to Jules M. Uldrich and Phyllis M. Uldrich, husband and wife, as tenants in common. Said Real Estate Contract was dated May 31, 1985 and filed May 31, 1985 in Book 45, T.L.D., Page 92 of the records of the Delaware County Recorder.

Mary W. Langsdale died February 26, 1985 in the State of California but was domiciled in the State of Minnesota. Her Last Will & Testament was probated in the State of Minnesota. The total value of her assets as listed in the Minnesota probate was $60,857.94. The estate was not subject to federal estate tax.

At the time of her death, the sole heir of Mary W. Langsdale was her granddaughter, Paula Munson Wallestad. Mary W. Langsdale left a Last Will & Testament dated May 23, 1978, a certified copy of which is attached to this Affidavit. In her Last Will & Testament the said Mary W. Langsdale left the residue of her estate to the said Paula Munson Wallestad after leaving a bequest of $1,000.00 to a great-granddaughter. Because it has been more than twenty years since the death of the said Mary W. Langsdale, the Will cannot be admitted to probate and all assets of the said Mary W. Langsdale, including her interest in the Real Estate Contract for the above described real estate, would pass to Paula Munson Wallestad.

Paula Munson Wallestad now holds the entire legal title to the above described real estate as a result of the death of the said Mary W. Langsdale and can convey good, legal and marketable title of the herein described real estate to the contract purchasers being Jules M. Uldrich and Phyllis M. Uldrich, husband and wife.

Thomas J. Hanson

Subscribed and sworn to before me by Thomas J. Hanson this 25th day of February, 2005.

TRACY L. FONCK
COMMISSION # 223445
MY COMMISSION EXPIRES
7-8-05

Notary Public in and for the State of Iowa