Book 2006 Page 127
Document 2006 127 Type 06 010 Pages 1
Date 1/13/2006 Time 9:46 AM
Rec Amt $14.00

DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA

Prepared by & Return to: H. Raymond Terpstra II, 118 Third Avenue S.E., Suite 500, Cedar Rapids, IA 52401-1424; 319 - 364-2467

AFFIDAVIT CONCERNING TITLE

RE: The West Three Quarters (W 3/4) of the Southwest Quarter (SW 1/4) 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 (NW 1/4) of the Southwest One Quarter (SW 1/4) of Section 27, Township 88 North, Range 3 West of the 5th P.M., subject to road easements of record in Delaware County, Iowa

STATE OF IOWA, DUBUQUE COUNTY, ss:

The undersigned, after first being duly sworn on oath, does hereby depose and state that I am the surviving spouse of James H. Lahr, who died testate on May 2,1994. An estate was opened in the Iowa District Court for Delaware County, Probate No. ESPR 3574. At the time of the death of my spouse, I owned an undivided one-half interest of the real estate described above along with my spouse. The interest of James H. Lahr passed under his Last Will and Testament to the James H. Lahr Trust of which I was, and continue to be, the Trustee. I was and am the lifetime beneficiary of the James H. Lahr Trust and the children of my deceased spouse and me, Debra A. Heiar, formerly Debra Boleyn, and Ronald J. Lahr, are the contingent beneficiaries of the Trust.

I was given, under the Last Will and Testament of my deceased spouse, the right to convey the undivided one-half interest of my spouse in the real estate described above which passed under his Will to the James H. Lahr Trust. I conveyed my undivided one-half interest and the undivided one-half interest of the real estate described above which passed to the James H. Lahr Trust on March 1, 2000 to my son and his spouse, Ronald J. Lahr and Victoria M. Lahr, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, under a real estate contract dated March 1, 2000, filed of record in the office of the Delaware County, Iowa Recorder on June 5, 2000 in Book 2000 at page 1701 ("the real estate contract"). All of the real estate (my ½ interest and the ½ interest owned by the James H. Lahr Trust), was conveyed under the real estate contract and I obtained Court approval on June 5, 2000 for the conveyance of that undivided one-half interest owned by the James H. Lahr Trust. I subsequently conveyed one-half of the seller's interest in the real estate contract to the James H. Lahr Trust of which I am the Trustee. The assignment of the one-half interest of the real estate contract to the James H. Lahr Trust occurred on June 20, 2000 and the assignment was recorded in the office of the Delaware County, Iowa Recorder on June 22, 2000 in Book 2000at page 1904.

This Affidavit is given to explain the quantity of and interest of the contract vendees transferred under the real estate contract in the real estate described above sold under the March 1, 2000 contract and to evidence that all of the real estate described above has been sold under that March 1, 2000 contract to Ronald J. Lahr and Victoria M. Lahr.

Further, affiant saith not.

Joan Lahr
JOAN LAHR

Subscribed and sworn to before me this 21st day of ~~November~~ December, 2005 by Joan Lahr.

JANET M. SCHERBRING
Iowa Notarial Seal
Commission Number: 184062
My Commission Expires: 4/10/08

Janet M Scherbring
Notary Public in and for the State of Iowa