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DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA

# AFFIDAVIT EXPLANATORY OF TITLE

**Recorder's Cover Sheet**

**Preparer Information:**
E. Michael Carr, 117 S. Franklin Street, PO Box 333, Manchester, (563) 927-4164

**Taxpayer Information:**
Faye E. Grimm
P . O. Box 206
Dundee, IA 52038

**Return Address**
Carr & Carr Attorneys
117 S. Franklin St., PO Box 333
Manchester, IA 52057

**Grantors:**
Royce L. Murphy

**Grantees:**
Mabel B. Murphy

**Legal Description:** Lots 6 and 7, in Block 3, in Meyen's Addition to the Town of Dundee, Iowa

**Document or instrument number if applicable:**

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA )
) ss.
DELAWARE COUNTY )

The undersigned after being duly sworn on oath, states as follows:

1. This Affidavit has to do with the following described real estate:

Lots 6 and 7, in Block 3, in Meyen's Addition to the Town of Dundee, Iowa

2. I am the daughter of Royce L. Murphy and Mabel B. Murphy. My father Royce L. Murphy died on February 3, 1984. My mother Mabel B. Murphy died on January 1, 2006.

3. My father's Will dated October 29, 1983 was never probated. It was found among the affairs of my mother when she died. An exact copy of the Will of my father, Royce L. Murphy is attached hereto marked Exhibit A and made a part hereof by this reference. The original Will was placed on file with the Clerk of Court in Delaware County, Iowa.

4. That all property owned by my father passed to my mother either by his Will or through the laws of intestate succession at the time of his death. All of my father's property owned by him when he died would not have exceeded $50,000.00.

5. That the only heirs of my father, Royce L. Murphy who survived him at the time of his death were my mother, Mabel B. Murphy, myself Faye E. Grimm and my brother Howard R. Murphy.

6. There was no liability for Iowa estate or inheritance tax nor was their any liability for federal estate tax at the time of my father's death.

7. That I make this affidavit for purposes of clearing title to the above described real estate.

Dated this 30 day of January, 2006.

Faye E. Grimm

Faye E. Grimm

Subscribed and sworn to before me by Faye E. Grimm this 30 day of January, 2006.

Carol A. Cooper

Carol A. Cooper - Notary Public in and for the State of Iowa

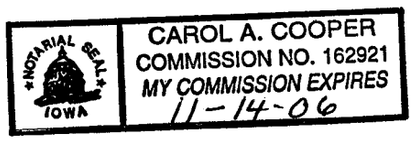


**EXHIBIT A**

# Last Will and Testament

I Royce L. Murphy of Dundee in the County of Delaware and State of Iowa being of sound mind, memory and understanding, do make, publish and declare this to be my last WILL and TESTAMENT, hereby revoking any and all former wills made by me.

FIRST: I direct that all my property and other assets be given to my wife, Mabel B. Murphy.

SECOND: After the death of my wife, I will that all remaining property and other assets, be divided equally between my children, Faye E. Grimm and Howard R. Murphy.

THIRD: I ask that my daughter, Faye E. Grimm, be appointed executor of my estate and that she serve without bond.

Royce L Murphy

The foregoing instrument was signed by the testator Royce Murphy in the presence of the undersigned witnesses this 29th day of October, 1983.

Glenda R Grimm

Kyle D. Grimm

and I do devise and bequeath all the rest and residue of my estate, both real, personal and mixed, to

And Lastly, I do hereby constitute and appoint _____ execut _____ of my last Will and Testament, to so serve without Bond being required.

In Testimony Whereof, I have set my hand and seal to this, my last Will and Testament, at Dundee, this 29th day of October, A. D. One Thousand Nine Hundred and 83

Dixie Willman (SEAL)

Signed and Sealed by the said _____ in our presence, and by _____ published and declared as and for _____ last Will and Testament, and at _____ request and in _____ presence and in the presence of each other, we hereunto subscribe our names as attesting witnesses at _____ this _____ day of _____, A. D., 19_____

Address _____

Address _____

Address _____