Book 2007 Page 3165
Document 2007 3165 Type 06 010 Pages 2
Date 9/26/2007 Time 10:29:34AM
Rec Amt $12.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer & Return Information William D. Werger, 401 East Main Street, Manchester, (563) 927-5920
Individual's Name | Street Address | City | Phone

William D. Werger, ISBA # 8095

SPACE ABOVE THIS LINE FOR RECORDER

AFFIDAVIT EXPLANATORY OF TITLE

Concerning:
Lot No. 5 and the Northerly 12.5 feet of Lot No. 4 on a Plat of H.L.C. First Subdivision of part of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) and part of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section Nineteen (19) Township Eighty Eight (88) North, Range Four (4), West of the Fifth Principal Meridian, Delaware County, Iowa.

STATE OF IOWA)
) **ss:**
DELAWARE COUNTY)

I, Marcheta R. Cooey, being first duly sworn on oath do depose and state as follows:

1. I was the Attorney in Fact on behalf of both Tyler P. Furman and Pansy R. Furman, my parents, who signed the Warranty Deed dated October 17, 1977 and filed July 6, 1979 in Book 106, L.D., Page 20 conveying the above described property to Phillip J. Vesey and Janet M. Vesey.

2. At the time that I signed this Warranty Deed, there were in fact two Powers of Attorney that had been prepared and signed by my parents granting me the power to act as Attorney in Fact.

3. These Powers of Attorney did not get recorded along with the Warranty Deed inadvertently.

4. Tyler P. Furman died in 1979 and Pansy R. Furman died in 1983 and both died intestate without any probate proceedings.

5. At the time of my father's death, my mother and myself were his only heirs. At the time of my mother's death, I was her only heir. I would have inherited any property that they owned at the time their death. Clearly I make no claim to title to the above-described property as said property was conveyed by them, by me, as their Attorney in Fact.

DATED this 21 day of September, 2007.

Marcheta R. Cooey

Marcheta R. Cooey

21st **SUBSCRIBED AND SWORN** to before me by Marcheta R. Cooey on this day of September, 2007.

LORI L. DREES
Commission Number 729188
My Commission Expires
6-28-10

Lori L. Drees

Notary Public In And For The State Of Iowa