Book 2008 Page 3467
Document 2008 3467 Type 06 010 Pages 2
Date 11/10/2008 Time 9:36:00AM
Rec Amt $12.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer Information:

Daniel H. Swift 108 N. Madison Street, PO Box 207, Manchester, Iowa 52057 563-927-4901
Preparer's Name Street Address City State Phone Number

AFFIDAVIT RE: CONSERVATORSHIP OF PAULINE E. SEWARD

State of Iowa, County of Delaware, ss:

I, the undersigned, Mark A. Roeder, being first duly sworn on oath, do depose and state the following as it relates to the hereinafter-described real estate, to-wit:

> Lots Eight (8) and Nine (9) of the Subdivision of the Northeast Quarter (NE ¼) and the North one half (N ½) of the Southeast Quarter (SE ¼) of Section Four (4), Township Ninety (90) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A, Plats, Page 11, except that part of said Lot Eight (8) described as commencing at the Northeast corner of said Section Four (4), thence South 8° 40' East fifty five and one-tenth (55.1) feet, thence West eighteen and nine-tenths (18.9) feet to the point of beginning; thence South 8° 40' East four hundred sixty two and eight-tenths (462.8) feet, thence South 81° 57' West one hundred forty six and three-tenths (146.3) feet, thence North 8° 40' West four hundred eighty three and five-tenths (483.5) feet, thence East one hundred forty eight (148) feet to the point of beginning, also except that part included in Parcel "A", All Of Lot 4, All Of Lot 5, Part Of Lot 8, Part Of Lot 9 And All Of Lot 10 Of The Subdivision Of The Northeast Quarter (NE ¼) And The North One-Half (N ½) Of The Southeast Quarter (SE ¼) Of Section 4, Township 90 North, Range 5 West Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 79

That I was appointed by the Court to act as Guardian Ad Litem on behalf of Pauline E. Seward in The Matter of the Conservatorship of Pauline E. Seward in the District Court of Delaware County, Iowa, Probate Case Number P-2877, Probate Docket 32, Page 182, on October 15th, 1996, to represent her interest concerning the sale of the real estate described herein.

The Ward, Pauline E. Seward, and the undersigned, received good, sufficient and adequate notice of the proceedings and participated fully in any and all hearings relating to the disposition of the real estate and sale of the real estate described herein.

I ensured that the Ward was properly advised of the nature and purpose of the proceeding, and of her rights in the proceeding. I represented the Ward at each stage of the proceeding.

Dated this 6th day of November, 2008.

Mark A. Roeder

On this 6th day of November, 2008, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Mark A. Roeder, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

Notary Public in and for the State of Iowa

