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Book 2009 Page 2066

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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by and return to: Todd J. Locher, Locher & Locher, P. O. Box 7, Farley, IA 52046, (563) 744-3359

RE: The South seventy nine (79) acres of the West one-half (W ½) of the Southwest Quarter (SW 1/4) of Section Sixteen (16), Township Eighty Eight (88) North, Range Three (3), West of the Fifth P.M.; also Parcel F Part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4), Section Seventeen (17), Township Eighty-Eight North (T88N), Range Three West (R3W) of Fifth Principal Meridian, Delaware County, Iowa, and Parcel G Part of the Southeast Quarter (SE 1/4) Of The Southeast Quarter (SE 1/4), Section (17), Township Eighty-Eight North (T88N), Range Three West (R3W) of Fifth Principal Meridian, Delaware County, Iowa, according to amended plat recorded in Book 2009, Page 1764.

AFFIDAVIT OF EXPLANATORY TITLE

STATE OF IOWA)
) ss:
COUNTY OF DUBUQUE)

We, Willis Elgin and Dorothy M. Elgin, owners of the above described real estate, do hereupon our oath depose and state as follows:

1. That we are the sellers of the above described real estate.

2. That a stray conveyance of The South half (S ½) of the Southwest Quarter (SW 1/4) and the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 16, Township 88 North, Range 3 West of the 5th P.M., Delaware County, Iowa, was made to John R. Wandrey in an order of the District Court of Delaware County, Iowa, approving the Stipulation and Agreement regarding the dissolution of marriage of Anne M. Wandrey and John R. Wandrey. This order awarded this property outside the chain of title.

3. That we took title to the property by valid warranty deed filed for record in the records of the Delaware County Recorder.

4. That this stray conveyance occurred more than ten years ago and we are unaware of any claim of title by John R. Wandrey.

Dated this 22nd day of May, 2009.

Willis Elgin, Affiant

Dorothy M. Elgin, Affiant

Subscribed and sworn to before me by Willis Elgin and Dorothy M. Elgin on this 22nd day of May, 2009.

Notary Public, State of Iowa

NOTARIAL SEAL IOWA

TODD J. LOCHER
COMMISSION # 176419
MY COMMISSION EXPIRES
10-12-09