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By P. Hibbard Deputy

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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

AFFIDAVIT IN RE TITLE TO REAL ESTATE

Preparer Information:

Kenneth L. Moss, 137 First Avenue East, PO Box 363, Dyersville, IA 52040

Taxpayer Information:

Richard Venteicher, 1694 400th St., Strawberry Point, IA 52076

chg
EMV
X **Return Document To:**

Kenneth L. Moss, 137 First Avenue East, PO Box 363, Dyersville, IA 52040

Grantor:

Roger Wernke Estate
Anna May Wernke
a/k/a Roger P. Wernke Estate

Grantee:

Richard Venteicher
Donna Venteicher
David Venteicher
Ann Venteicher
Roger Wernke Estate
a/k/a Roger P. Wernke Estate
a/k/a David P. Venteicher

Legal Description on Page 2

AFFIDAVIT IN RE TITLE TO REAL ESTATE

State of Iowa)
)ss:
Dubuque County)

I, Annette M. Hill, first being sworn, on oath depose and state that I am the surviving granddaughter of Anna M. Pape. Anna M. Pape died Testate on the 5th day of October, 1984. A copy of her Last Will and Testament is attached hereto marked Exhibit "A" and by this reference made a part hereof.

The Estate of Anna M. Pape was administered in the Delaware County District Court under Probate case no. P-2071.

In accordance with the Last Will and Testament of Anna M. Pape, her surviving daughter Anna May Wernke inherited an undivided one-half ownership as Tenant-in-Common of the following described real estate located in Delaware County, Iowa:

> The Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section Six (6), Township Ninety North (T90N), Range Five (5) West of the Fifth P.M., in Delaware County, Iowa, Except 2.6 acres sold for road purposes.

That Anna M. Wernke, also known as Anna May Wernke, conveyed her undivided one-half interest as Tenant-in-Common by contract to Richard Venteicher and Donna Venteicher, husband and wife, and David Venteicher and Ann Venteicher, husband and wife on September 3, 1992, filed on September 4, 1992 in Book 130, L.D., page 117. Therefore subsequent to this contract sale Anna M. Wernke owned her one-half share as Tenant-in-Common of the proceeds due on contract (personal property).

That Anna May Wernke died on the 30th day of January, 2009 and her Last Will was admitted to Probate on the 27th day of May, 2009. ARTICLE II of her Last Will and Testament stated - - - "I give and devise and bequeath my entire Estate, wether the same be real estate,

personal property, or otherwise, unto my husband, Roger P. Wernke, to be his absolute property."

Roger P. Wernke survived Anna May Wernke. Roger P. Wernke died on the 14th day of May, 2011 and his Estate is in the process of administration in the Dubuque County, Iowa District Court, in Dubuque, Iowa under Probate no. 01311 ESPR044046. The Roger P. Wernke Estate is the owner of the undivided one-half of the contract proceeds as Tenant-in-Common inherited from Anna May Wernke. The Roger P. Wernke Estate conveyed by Court Officer Deed the title and ownership in the above described real estate to Richard Venteicher and Donna Venteicher, husband and wife and to David Venteicher and Ann Venteicher, husband and wife, said Court Officer Deed filed on the 21st day of August, 2013 in Book 2013, page 2743, in satisfaction of the above referred to contract.

Now therefore I request the Auditor transfer title to said property to Richard Venteicher and Donna Venteicher, husband and wife and to David Venteicher and Ann Venteicher, husband and wife.

Dated this 29 day of August, 2013.

Annette M. Hill

Annette M. Hill

Subscribed and sworn to by Annette M. Hill this 29th day of AUGUST, 2013.

Kenneth L. Moss

Kenneth L. Moss, Notary Public
in and for the State of Iowa.

KENNETH L. MOSS
Commission Number 200111
My Comm. Exp. 5-8-16

EXHIBIT "A"

OPENED READ & FILED
THIS 28 DAY OF November 1984
CLERK DISTRICT COURT

LAST WILL AND TESTAMENT OF ANNA M. PAPE

I, Anna M. Pape, a resident of Edgewood, Delaware County, Iowa, being of sound and disposing mind and memory, hereby make, publish and declare this to be my Last Will and Testament, hereby revoking all wills heretofore by me made.

Paragraph I.

There shall first be paid out of my estate as soon as shall be practical and convenient, the expense of my last illness and burial and all my just debts.

Paragraph II.

I have heretofore given to each of my grandchildren the sum of One Thousand ($1000.00) Dollars upon their graduation from high school. As of the date of this Will, I have the following named grandchildren who have not graduated from high school: Annette Wernke, Carol Pape, Larry Pape, and Michael Pape. In the event any of said above named grandchildren may not have graduated prior to the time of my death and have not received the sum of One Thousand ($1000.00) Dollars as a graduation gift, I direct my Executors hereinafter named to set aside from the assets of my estate, the sum of One Thousand ($1000.00) Dollars for each of said grandchildren, and upon closing my estate, I direct that they pay the same over to the parent of each grandchild with direction that the funds be invested for each grandchild until he or she may have graduated from high school, and upon said graduation, to pay the same over to each respective grandchild.

Paragraph III.

Following the death of my husband Albin Pape, some of his farm machinery was given to my son John Pape, to be his absolute property. To equalize the inheritance between my two children, it is my will and I give and bequeath unto my daughter Anna May Wernke, all of my household and personal effects and leave it entirely within her discretion, whether to distribute any item thereof, either unto my son John Pape, or any of my grandchildren.

Paragraph IV.

I give, devise and bequeath the entire residue of my estate, whether the same be real estate, personal property or otherwise unto my two children, John Pape, and Anna May Wernke to be their absolute property in equal shares.

Paragraph V.

I hereby nominate and appoint my daughter Anna May Wernke and my son John Pape as co-executors of this my Last Will and Testament, and exempt either of them from giving bond in such fiduciary capacity.

Dated at Edgewood, Iowa this 20th day of May, 1982.

Anna M. Pape

The above and foregoing instrument, consisting of one typewritten page, was, at the date thereof, signed, sealed, published and declared by the said Anna M. Pape as and for her Last Will and Testament, and in the presence of us, who at her request and in her presence, and in the presence of each other, have subscribed our names as witnesses, knowing the said Anna M. Pape to be of sound mind and memory at the time of this attestation.

Marie L Kirby residing at Edgewood, Iowa

Rosalee A Rees residing at Edgewood, Iowa

STATE OF IOWA, COUNTY OF DELAWARE, SS:

I, R.W. NIEMAN, Clerk of the District Court of the State of Iowa, in and for Delaware County, do hereby certify that the foregoing WILL of Anna M. Pape deceased, was on 28 day of November A.D., 19 84, duly proved and admitted to Probate and Record, in said Court, in accordance with law.

In testimony whereof, I have hereunto set my hand and affixed the seal of said Court, at my office in Manchester in said County, this 28 day of November A.D., 19 84

Clerk of the District Court, Delaware County, Iowa

By _____, Deputy

P-2071