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Document 2013 3939 Type 06 010 Pages 3
Date 12/23/2013 Time 1:50:42PM
Rec Amt $17.00 Aud Amt $5.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 23rd day
of December AD 2013
Carla K. Becker, Auditor
By V. Hildebrand, Deputy

PREPARED BY: Michael A. Bowman, Shimanek & Bowman, 114 S. Cedar St., Monticello, IA 52310, PH: (319) 465-5448
TAX PAYER: Miles McDonald, 2950 212th Ave., Delhi, IA 52223

STATE OF IOWA)
) **ss.**
COUNTY OF JONES)

AFFIDAVIT EXPLANATORY OF TITLE

COMES NOW, Miles McDonald, being first duly sworn, and does hereby depose and state under oath as follows:

1. My name is Miles McDonald. I am 67 years of age and have been a lifelong resident of Delaware County, Iowa.

2. That I am a son of Dorrance McDonald and Rose McDonald and a grandson of Miles McDonald.

3. That I prepare this affidavit as explanation to the chain of title of the following described property, located in Delaware County, Iowa, to-wit:

> Lots One (1) and Two (2) of the Subdivision of the North one-half (N1/2) of the Southwest Quarter (SW1/4) of Section Twelve (12), Township Eighty Seven (87) North, Range Five (5), West of the Fifth P.M., according to plat in Surveyor's Record 2, Page 124, in Auditor's Office, Delaware County, Iowa.
> (the "Real Estate")

4. Said real estate has now been platted as part of :

> Parcel 2013-51 Comprised Of Lot 1 and Lot 2 And Part Of Lot 5 Of The Subdivision Of The N1/2 Of The SW1/4 And Part Of The E1/2 Of The NW1/4 All In Section 12, T87N, R5W Of The 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2013, Page 1863.

5. Miles McDonald, my grandfather, was the owner of the "Real Estate: at the time of his death in 1949. His will provided that his property was to be divided between two of his sons, Albert McDonald, my uncle, and Dorrance McDonald, my father.

6. Albert McDonald and Dorrance McDonald subsequently divided the property between them. The property to the east of 212th Avenue, which was to include the "Real Estate" in question, went to my father; [redacted]
The remaining property to the north and west of 212th Avenue, went to Albert McDonald. Albert McDonald died on February 7, 1996, making no claim to the "Real Estate".

7. The "Real Estate" was part and parcel of the farm property that went to my mother, Rose McDonald, and subsequently to the children of Rose McDonald, namely Mary (McDonald) Bender, Marjorie McDonald, Miles McDonald, Dennis McDonald, Patricia McDonald, Leo McDonald and Marcella (McDonald) Colagrosso.

8. Leo McDonald died on February 28, 1993; his only heirs were his siblings listed above.

9. There have been no conveyances of record of the "Real Estate" since the death of Miles McDonald. From my own personal knowledge, I attest that there was no abstract of title to the "Real Estate" on hand until August of 2013, when an abstract was finally prepared at my instruction. As there was no abstract, all conveyances omitted this "Real Estate" description, although this "Real Estate" has been part and parcel of the Dorrance McDonald Family farm for more than 40 years. All conveyances involving this farm referred only to "Lot 5 of the Subdivision of the North ½ of the Southeast ¼ of Section 12, Township 87 North, range 5, West of the 5th P.M." as that was the only part of that area of the farm to which an abstract had been made.

10. My family, being Dorrance and Rose McDonald, husband and wife, and myself and my siblings have been in constant possession of this "Real Estate' since the death of Miles McDonald, and we have paid all real estate taxes on said property since that time.

11. That I have became aware of the record omission on this real estate only at the time this farm property was replatted as Parcel 2013-51 described above.

Dated this 19 day of December, 2013.

Miles McDonald

STATE OF IOWA)
) **ss.**
JONES COUNTY)

On this 19 day of December, 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Miles McDonald, to me known to be the identical 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 said State

NOTARIAL SEAL IOWA

MICHAEL A. BOWMAN
Commission Number 111019
My Commission Expires
6-19-16