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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SNJ

(X) **Preparer and Return to:** Matthew D Kern, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801

LSB18448

AFFIDAVIT EXPLANATORY OF TITLE

RE: **Parcel 2015-95 in the SW¼-NE¼ of Section 10-T88N-R5W, Delaware County, Iowa, according to plat recorded in Book 2015, Page 2847**

I, Matthew D. Kern, after being first duly sworn upon oath, do hereby state as follows:

1. I am an attorney licensed to practice in the State of Iowa.
2. I can confirm that Sarah I. Groth, the current titleholder to the above described property is the obligor for child support in dissolution of marriage proceeding CDDM007900 entitled Sarah Irene Groth, Petitioner, and concerning Corey James Groth, Respondent, filed June 4, 2015.
3. I further depose and state that I am familiar with the affidavit provided by Cory R. Thein, attorney, wherein he confirmed the amount owed for Sarah Groth's obligation through November 2015 to be $2,185.00;
4. I further depose and state my office acted as settlement agent for the sale of the above described property wherein Sarah Irene Groth was the seller, and I can confirm that my office issued a payment in excess of the above amount to Corey James Groth on November 16, 2015;
5. I further depose and state that based upon my review of the above referenced documents and as my obligations as settlement agent, I can confirm that Sarah Irene Groth is current with all child support obligations arising out of said proceeding through the date of the filing of this affidavit and that there would exist no lien against for outstanding or delinquent support against the above described property.

I offer this affidavit to clear potential cloud on the chain of title to the above-described real estate.

Dated: November 24, 2015

Matthew D. Kern

SUBSCRIBED AND SWORN to before me this 24th day of November, 2015.

Lissa L. Weldon

Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA
LISSA WELDON
Commission Number 748979
My Commission Expires
9-18-16