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Carla K. Bachen, Auditor
By D. Hildebrand, Deputy

Book 2015 Page 3520

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

AFFIDAVIT CLARIFYING TITLE

THE IOWA STATE BAR ASSOCIATION
Official Form No. 119
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Mark A. Roeder, 119 E. Main St., Manchester, IA 52057-1736, Phone: (563) 927-2782

Taxpayer Information: (Name and complete address)

David & Michelle Hoefer, 1662 110th Ave, Masonville, IA 50654

Return Document To: (Name and complete address)

Farm Credit Services, 1301 W Main St, Manchester, IA 52057

Grantors:	**Grantees:**
Cheryl Wilcox	**David Hoefer**
	Michelle Hoefer

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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Preparer Information: Mark A. Roeder, 119 E. Main St., Manchester Ph. (563) 927-2782

Address Tax Statement: David & Michelle Hoefer, 1662 110th Ave, Masonville, IA 50654

Return document to: Mark A. Roeder, 119 E. Main St., Manchester, IA 52057-1736

AFFIDAVIT CLARIFYING TITLE

I, Mark A. Roeder, being first duly sworn on oath, depose and state:

1. I am an attorney duly licensed to practice law in Iowa.

2. I am the attorney who prepared the Quit Claim Deed recorded in the Delaware County Recorder's Land Records at Book 2012, Page 4097 for signature of Jerry Edward Sprague, a/k/a Jerry E. Sprague acting attorney-in-fact for Cheryl Wilcox.

3. This affidavit is given to clarify and explain a title issue raised regarding the following real estate:

> The North One-Half (N ½) of the Northeast Quarter (NE ¼) of Section Thirty-Two (32), Township Ninety (90) North, Range Six (6) West of the 5th P.M., Delaware County, Iowa, subject to covenants, easements, right-of-ways, and restrictions of record.

4. Acting under a power of attorney from Cheryl Wilcox it was my intention to draft the Quit Claim Deed recorded at Book 2012, Page 4097 so as to convey all right, title, interest, estate, claim and demand to the above-described real estate, and so that it would relinquish all rights of dower, homestead and distributive share of Cheryl Wilcox in and to the above-described real estate by Quit Claim Deed recorded at Book 2012, Page 4097.

5. It is brought to my attention there is a scrivener's error in the legal description of the Quit Claim Deed recorded at Book 2012 Page 4097.

6. The only interest Cheryl Wilcox may ever have had in the above real estate, was an inchoate right of dower and distributive share, and the purpose for which the above-referenced Quit Claim Deed was written was to relinquish that inchoate right.

7. Cheryl Wilcox died April 4, 2013. Harold Junior Wilcox died March 13, 2014.

8. A true copy of the published obituary verifying the dates of death of Cheryl Wilcox and Harold Junior Wilcox, and setting forth the identities of Harold Junior Wilcox's survivors is attached hereto as Exhibit 1.

9. Harold Junior Wilcox was not survived by a spouse. Hence, there is no surviving spouse of Harold Junior Wilcox entitled to elect to claim a right of dower, homestead, or distributive share in any part of the above-described real estate.

10. I know of my own personal knowledge that Harold Junior Wilcox and Cheryl Wilcox referred to in attached Exhibit 1, and whose dates of death are noted in paragraph 6 of this Affidavit, are the same persons who are referred to in the Delaware County Recorder's land records for the above-described real estate.

Further Affiant Sayeth Not.

Mark A. Roeder

Mark A. Roeder

STATE OF IOWA)
) ss:
DELAWARE COUNTY)

This instrument was signed and acknowledged before me this 24th day of December 2015 by Mark A. Roeder.

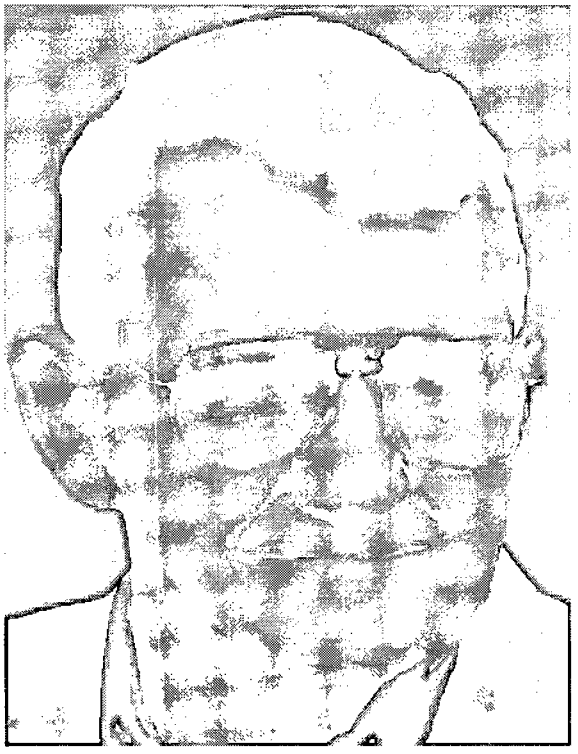
NOTARIAL SEAL IOWA
KRISTY PUFFETT
Commission Number 735255
My Commission Expires
November 28, 2017

Kristy A Puffett

Notary Public in and for the State of Iowa

WCF COURIER.COM
THE CEDAR VALLEY'S HOMEPAGE

Harold J. Wilcox (1942-2014)



MARCH 16, 2014 6:00 AM

WATERLOO -- Harold J. Wilcox, 71, of Waterloo, died Thursday, March 13, at NorthCrest Specialty Care, Waterloo.

He was born May 8, 1942, in Dundee, son of Harold E. and Ethel Bandy Wilcox. He married Roxie Turner; they later divorced. Later, he married Cheryl S. Frye Jenson in September 2009. She died April 4, 2013.

Harold worked at the John Deere Foundry for 30 years, retiring in 1998.

Survived by: two sons, Mark and Schawn (Jessica), both of Waterloo; a daughter, Feleana (Nick) Wilcox Rooff of Waterloo; four grandchildren, Devyn Wilcox, Riley (Caitlyn) Wilcox, Cole Troester and Trevor Wilcox; five stepchildren; several stepgrandchildren; three brothers, Jerry (Rosi) Sprague of Waterloo, Larry (Cindy) Wilcox of Michigan and Jim (Diane) Wilcox of Virginia; and four sisters, Sharon Bennett of Waterloo, Linda (Gene) Hurd, Mary (Mark) Galliver and Sandy (Dan) Judd, all of Michigan.

Preceded in death by: his parents.

Services: 11 a.m. Tuesday at Locke Funeral Home, with burial in Garden of Memories Cemetery. Visitation 5 to 7 p.m. Monday at the funeral home

Memorials: to the family.

Condolences may be expressed at www.LockeFuneralHome.com.

