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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by and Return to:
John C. Compton, 116½ W. Mission St., Strawberry Point, IA 52076 563-933-4334

AFFIDAVIT

Re: The West 2/7 of East 7/20 of the North half (½) of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Seventeen (17), Township Ninety North (T90N), Range Six (6), West of the 5th P.M. containing 2 acres, except the East one-fourth (E¼) of the South one-half (S½) of the West two-sevenths (2/7) of the East seven-twentieths (7/20) of the North Half (N½) of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Seventeen (17), Township Ninety North (T90N), Range Six (6), West of the 5th P.M. containing one-fourth (¼) of one acre, subject to roadways and easements of records.

STATE OF IOWA)
)ss:
COUNTY OF CLAYTON)

The undersigned, Francis J. Houska, being first duly sworn on oath, does hereby state and depose as follows:

1. That I am the owner of the above-described real estate.

2. That the above-described real estate appeared in a Real Estate Contract dated February 28, 1964 and filed February 28, 1964 between Peter J. Houska and Florence A. Houska (SELLERS) and myself, Francis J. Houska (BUYER), being described therein as:

   . . . part of West Half of Northwest Quarter of of of Southeast Quarter of Southeast quarter??? (Pt. W½ NESESE Sec. 17, T 90 N. R. 6 West of 5th P.M.

   This Contract was recorded at Book 83, Page 467 of the records of Delaware County, Iowa.

3. In addition, the above-described real estate appeared in a Real Estate Contract dated February 28, 1966 between the same parties. In that Contract this real estate was described as:

   . . . part of West Half of Northeast Quarter of of of Southeast quarter of Southeast quarter & Pt. W¼ NESESE Sec. 17, T 90 N R. 6 West of 5th P.M.

   This Contract was recorded on October 20, 1966 at Book 85, Page 415 of the records of Delaware County, Iowa.

4. That in all instances the Contracts described above referred to the real estate described herein.

5. That each of the Contracts with Peter J. Houska and Florence A. Houska were paid in full and in recognition of that fact a Warranty Deed was issued on March 3, 1969 in full performance of these two Contracts. The above-described real estate was inadvertently omitted from the Warranty Deed, however it was the intent and understanding of all parties that this real estate was paid for and transferred. The exclusion was not intentional and may have been due to a scrivener's error.

6. That I have been in sole and complete ownership and possession of this real estate since 1964, and my possession has been open and notorious and no party has made any adverse claim to this real estate.

   Further Affiant Sayeth Naught.

Francis Houska

Francis J. Houska, Affiant

Subscribed and sworn to before me by the said Francis J. Houska, this 14th day of October, 2016.

John C. Compton

Notary Public, State of Iowa

JOHN C. COMPTON
Commission Number 129361
My Commission Expires
8/31/2019