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Document 2016 3069 Type 06 010 Pages 2
Date 11/04/2016 Time 2:37:28PM
Rec Amt $12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 8th day
of November A D 2016
Cadah Barker, Auditor
By S. Hellebrand, Deputy

Ex Amy Richmond
2979 150th Ave
Ryan IA 52330

Preparer
Information Daniel H. Swift 108 N. Madison Street Manchester 319-927-4901

AFFIDAVIT RE: REAL ESTATE

STATE OF IOWA, COUNTY OF DELAWARE, ss:

I, the undersigned, Janet Woods, being first duly sworn on oath, do depose and state the following in regards to the hereinafter described real estate, to-wit:

Lots Five (5) and Six (6) of Lyness First Addition in the City of Ryan, Iowa, according to plat recorded in Book 3 Plats, Page 195.

That I was the mother of Jeff Alan Woods. Jeff Alan Woods died on September 11, 2016 in Linn County, Iowa.

Jeff Alan Woods was married to Amy I. Richmond f/k/a Amy I. Woods.

Jeff Alan Woods and Amy I. Richmond f/k/a Amy I. Woods took title to the heretofore described Real Estate as husband and wife, as Joint Tenants with full Rights of Survivorship and not as Tenants in Common by Warranty Deed dated September 15, 2006 and filed September 19, 2006 in the office of the Delaware County Recorder in Book 2006, Page 3425.

Amy I. Richmond f/k/a Amy I. Woods and Jeff A. Woods were divorced by Decree of the Iowa District Court in and for Buchanan County on July 16th, 2013 in Buchanan County Case No. CDDM003418. The Real Estate hereto for described was included in the Decree of the Court in pertinent part as follows, to-wit:

> "11. Real Estate: The parties have an interest in real estate more specifically described above ~~on Exhibit A attached hereto~~. The parties agree that the real estate shall be sold and the net proceeds divided equally between the parties. However, any distribution to Respondent shall be subject to utilization of proceeds to pay any

medical bills, counseling bills or similar unpaid obligations for the care of Respondent which are existence at the time of closing. The proceeds shall be paid at the time of closing."

Jeff A. Woods died on September 11, 2016. Jeff A. Woods had no children. Jeff A. Woods was divorced from Amy I. Richmond f/k/a Amy I. Woods at the time of his death. No estate has been opened for Jeff A. Woods, to the best of my knowledge and belief. Further, to the best of my knowledge and belief, Jeff A. Woods had no Last Will and Testament at the time of his death. Jeff A. Woods was single at the time of his death.

Pursuant to Iowa Code Section 633.219, the Intestate Estate of Jeff A. Woods, as a result of there being no surviving issue, would go to me as his sole heir. Jeff A. Woods's father is deceased. Jeff A. Woods has no brothers or sisters.

Dated this 27th day of October, 2016.

Janet Woods

Janet Woods

State of Iowa, County of Delaware, ss:

I, Janet Woods, being first duly sworn on oath, depose and state that I have read the foregoing Affidavit Re: Real Estate, the statements and allegations contained therein are true and correct to the best of my present knowledge, belief and information.

Janet Woods

Janet Woods

Subscribed and sworn to before me this 27th day of October, 2016, by Janet Woods.

Dacia Winston

Notary Public in and for the State of Iowa

DACIA WINSTON
Commission Number 792932
My Commission Expires
October 29, 2018