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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 7th day
of August AD 2017
Carla H. Backer Auditor
By P. Hilbrand Deputy

Prepared by: Todd W. Anderson
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Taxpayer/Return Address:
Jonathan M. Campbell, Administrator of the
Mary Ann Campbell Estate
10503 Creek Street SE, Unit 241
Yelm, Washington 98597

Todd W. Anderson ISBA # AT0000450

SPACE ABOVE THIS LINE FOR RECORDER

AFFIDAVIT REGARDING ORDER APPROVING FINAL REPORT

STATE OF IOWA)
) ss
COUNTY OF LINN)

COMES NOW attorney Todd W. Anderson, as attorney for Jonathan M. Campbell, Administrator of the Estate of John C. Conner, and states to the Court as follows:

1. The intestate administration of the Estate of John C. Conner was previously completed in the Iowa District Court in and for Linn County as Probate No. ESPR002762, however, the paper file pertaining to such Estate administration was destroyed by the Cedar River during the 2008 flood that impacted Cedar Rapids, Iowa.

2. Following the reopening of the Estate of John C. Conner, a clerk of the Iowa District Court in and for Linn County discovered a copy of an Order Approving Final Report, dated March 14, 1986, that was signed by Thomas M. Horan, Judge of the Sixth Judicial District of Iowa, relating to the Estate of John C. Conner. A copy of such Order Approving Final Report is attached to this Affidavit as Exhibit "A".

3. The attached Order Approving Final Report contains a ruling by the Court that title to the following described real estate:

> West one-half (W½) of the Northeast Quarter (NE¼), Section 24, and the West one-half (W½) of the Southeast Quarter (SE¼), Section 13, all in Township 83 North, Range 6 West of the 5th P.M., Linn County, Iowa, subject to the public highway

AND

Lots Three Hundred Seventy-four (374) and Three Hundred Seventy-five (375), Sand Spring, Iowa, same being a part of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section Twenty-seven (27), Township Eighty-seven (87), North, Range Three (3), West of the 5th Principal Meridian, Delaware County, Iowa,

vested, in accordance with the laws of intestate succession, as follows:

One-fourth (1/4) in Richard Conner
One-fourth (1/4) in Thomas Conner
One-fourth (1/4) in Thelma (sic) O'Heron
One-fourth (1/4) in Mary Campbell

Further this affiant sayeth not.

Todd W. Anderson

Subscribed and sworn to before me by Todd W. Anderson this 3rd day of August, 2017.

MICHELE P. BLACK
Commission Number 221279
My Commission Expires
3-5-2020

Notary Public in and for the State of Iowa

VOL 710

IN THE DISTRICT COURT OF IOWA IN AND FOR [illegible] COUNTY

IN THE MATTER OF THE ESTATE OF [illegible], DECEASED

PROBATE NO. P2767

ORDER APPROVING FINAL REPORT

AND NOW on this [illegible] day of [illegible], 1984, this matter coming on for hearing in accordance with the rules of this Court and the laws of the State of Iowa upon the Final Report of the Administrator, whereupon this matter proceeds to final hearing; the Court having examined the records, heard the evidence and being fully advised in the premises, FINDS, ORDERS, ADJUDGES and DECREES as follows:

1. That the statements and allegations in the Final Report filed by the Administrator are true and correct.

2. That the Administrator has duly filed inventory and published notice of appointment as required by law; that more than six months have elapsed since the completion of publication of such notice, proof thereof being now on file.

3. That all of the persons interested in this Estate have been given notice of the hearing on the Final Report as provided for in a previous Order of this Court and in accordance with the laws of the State of Iowa, proof thereof being now on file. The Court has jurisdiction over the interested parties and the subject matter of this Estate.

4. That all of the statutory requirements pertaining to taxes have been complied with in accordance with the laws of the United States of America and the laws of the State of Iowa, including those applicable provisions pertaining to income tax, inheritance tax and personal property taxes.

5. That all just debts and claims filed in this Estate have been paid or otherwise disposed of as provided for by the laws of the State of Iowa. Any further claims against this Estate are barred by the Statute of Limitations.

6. That costs and expenses of administration have been paid in full.

PENGAD 800-631-6989

EXHIBIT

A

[illegible] filed herein his [illegible] accounting of all [illegible] coming into his hands from the estate [illegible] of the assets, the disbursement of the assets [illegible] on hand for distribution. That said account- [illegible] and that distribution of the assets should be [illegible] the laws of intestate in succession of the State [illegible] as follows:

[illegible] ($\frac{1}{4}$) each to Richard Conner, Thomas [illegible] Thelma O'Heron and Mary Campbell

That there is no conservator or trustee for any of the [illegible]

9. That title to the following described real estate, to-wit:

THE ONE-HALF ($\frac{1}{2}$) OF THE NORTHEAST QUARTER ($NE\frac{1}{4}$) SECTION 24 AND THE WEST ONE-HALF ($W\frac{1}{2}$) OF THE SOUTH-EAST QUARTER ($SE\frac{1}{4}$) SECTION 13, TOWNSHIP 83, RANGE 5, WEST OF THE 5th P.M. IN LINN COUNTY, IOWA

and

LOTS THREE HUNDRED SEVENTY-FOUR (374) AND THREE HUNDRED SEVENTY-FIVE (375), SAND SPRING, IOWA: SAME BEING A PART OF THE SOUTH WEST QUARTER OF THE NORTH WEST QUARTER OF SECTION TWENTY-SEVEN (27), TOWNSHIP EIGHTY-SEVEN (87), NORTH, RANGE THREE (3), WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

said real property vests in accordance with the laws of intestate in succession as follows:

one-fourth ($\frac{1}{4}$) in Richard Conner
one-fourth ($\frac{1}{4}$) in Thomas Conner
one-fourth ($\frac{1}{4}$) in Thelma O'Heron
one-fourth ($\frac{1}{4}$) in Mary Campbell

10. That the Final Report of the Administrator be in the same is hereby approved and ratified including all acts in conduct of said Administrator and said Administrator is discharged as such and that said Estate is hereby finally settled and closed.

Upon payment of Court Costs all bonds are exonerated.

Thomas M Horan

JUDGE OF THE SIXTH JUDICIAL DISTRICT OF IOWA