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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by/Return to: Matthew G. McQuillen, PO Box 228, Anamosa, IA 52205 - (319) 462-3577

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA, BLACK HAWK COUNTY, ss:

I, Sherry Millang, after first being sworn on oath, depose and state as follows:

1. I am the eldest daughter of LeRoy M. McQuillen and Beverly A. McQuillen.

2. This Affidavit is intended to explain title to the following described real estate owned by LeRoy M. McQuillen and Beverly A. McQuillen located in Delaware County, Iowa:

The West one hundred twenty five (125) feet of the North three hundred three and five-tenths (303.5) feet of the following described real estate: The East three-fourths (E ¾) of that tract of land described as commencing at a point one (1) rod North of the Southwest corner of Lot One Hundred Three (103), Henry Acres Addition to Manchester, Iowa, thence North nineteen (19) rods to the center of the West end of the forty (40) foot street on the North side of Lot One Hundred Three (103), thence West forty two (42) rods, one (1) foot, nine (9) inches, thence South nineteen (19) rods to the North line of a two (2) rod road on the South side of this land, thence East forty two (42) rods, one (1) foot, nine (9) inches to the point of beginning, being a part of the South one-half (S½) of the Northwest Quarter (NW¼) of Section 29, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa.

AND

Lots One (1), Two (2), and Forty Nine (49) EXCEPT the East 431.63 feet of Lot 49, Stevens Addition to the City of Masonville, Delaware County, Iowa as shown on plat of survey recorded on February 27, 2002 in Book 2002, Page 712, Delaware County records. (hereinafter "Real Estate")

3. LeRoy M. McQuillen died June 22, 2009.

4. At the time of his death, the Real Estate was owned by LeRoy M. McQuillen and Beverly A. McQuillen as tenants in common.

5. No estate has been administered for LeRoy M. McQuillen in the State of Iowa or any other state.

6. LeRoy M. McQuillen and Beverly A. McQuillen had four children, namely Sherry Millang, Margo Zitelman, Carla Franck, and Brenda Streicher, who all were adults at the time of LeRoy's death. LeRoy M. McQuillen had no other children. As a result, the sole heir at law of LeRoy M. McQuillen was Beverly A. McQuillen.

7. The only parties other than Beverly A. McQuillen who could be "interested parties" relative to the Real Estate would be the four named daughters of LeRoy M. McQuillen.

8. There was no Iowa Inheritance Tax liability resulting from the death of LeRoy M. McQuillen as all his property passed to his surviving spouse. Furthermore, more than ten years have elapsed since his death.

9. A Form 706 United States Estate Tax Return was not required to be filed as a result of the death of LeRoy M. McQuillen.

Dated: March 24, 2020

Sherry Millang

Sherry Millang

Subscribed and sworn to before me by Sherry Millang on this 24 day of March, 2020.

NOTARIAL SEAL IOWA
TIM NIEMAN
Commission No.753803
My Commission Expires
2-22-20

Notary Public for said County and State