Book 2020 Page 4140

Document 2020 4140 Type 06 010 Pages 2
Date 11/12/2020 Time 10:26:33AM
Rec Amt $36.00*

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Clg Tom Hanson

AFFIDAVIT EXPLANATORY OF TITLE

RE: The West one half of the Northwest Quarter of Section Fifteen (15), Township Eighty-eight (88) North, Range Six (6), West of the Fifth P.M., containing 80 acres, subject to easements of record

STATE OF IOWA)
) SS:
COUNTY OF DELAWARE)

I, Ronald Bockenstedt, being duly sworn under oath depose and state as follows:

1. That I am the son of William C. Bockenstedt and Alice M. Bockenstedt.

2. That William C. Bockenstedt died November 9, 2015 Delaware County, Iowa. That Alice M. Bockenstedt was the sole beneficiary in the Last Will and Testament of William C. Bockenstedt and the sole heir at law of William C. Bockenstedt;

3. That there was no probate for the estate of William C. Bockenstedt as all assets were believed to pass by operation of law to his spouse Alice M. Bockenstedt;

4. That Alice M. Bockenstedt died testate on February 9, 2017 and an estate was opened and closed in Delaware County, Iowa as ESPR006110;

5. That I am familiar with the chain of title to the following legally described property:

   The West Half of the Northwest Quarter of Section Fifteen (15), Township Eighty-eight (88) North, Range Six (6), West of the Fifth P.M., containing 80 acres, subject to easements of record;

6. That William C. Bockenstedt and Alice M. Bockenstedt owned the property referenced in paragraph 4 as tenants in common per a certain Warranty Deed dated February 4, 1982, and recorded in Book 111, Page 35, in the records of the Delaware County, Iowa recorder;

7. That the property referenced in paragraph 4 was sold on Real Estate Contract – Installment by William C. Bockenstedt and Alice M. Bockenstedt to myself and my wife Michelle Bockenstedt on October 18, 2012 per a certain Real Estate

Contract Installments filed in Book 2012, Page 3544 in the records of the Delaware County, Iowa recorder;

8. That the Alice M. Bockenstedt Estate Final Report was approved, and the Estate was closed on December 31, 2019. That during the pendency of the Estate of Alice M. Bockenstedt the Real Estate Contract – Installments referred to in paragraph 5 was paid in full by Contract buyers Ronald Bockenstedt and Michelle Bockenstedt and that a Court Officers Deed was issued by the executors of the Estate of Alice M. Bockenstedt to Contract buyers Ronald Bockenstedt and Michelle Bockenstedt per a Court Officers Deed recorded in Book 2019, Page 946, of the records of the Delaware County, Iowa recorder;

9. That the purpose of this Affidavit is to clarify title to the property referenced in paragraph 4 above by establishing the heirs of William C. Bockenstedt;

10. That this Affidavit is given upon my own personal information and belief.

Signed this 10th day of November 2020.

Ronald M. Bockenstedt

Ronald Bockenstedt

This record was acknowledged before me on this 10th day of November 2020, by Ronald M. Bockenstedt.

Sarah R. Leonard

Notary Public in and for the State of Iowa

SARAH R. LEONARD
Commission Number 762480
My Commission Expires
April 6, 2022