Book 2021 Page 646

Document 2021 646 Type 03 011 Pages 2
Date 2/22/2021 Time 11:19:50AM
Rec Amt $12.00 Aud Amt $25.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer Information Thomas J. Hanson, 401 East Main Street, Manchester, (563) 927-5920
Individual's Name Street Address City Phone

Thomas J. Hanson, ICIS PIN No: AT0003249

SPACE ABOVE THIS LINE FOR RECORDER

AFFIDAVIT

IN RE: See attached legal description

STATE OF IOWA, COUNTY OF DELAWARE, ss:

I, Thomas J. Hanson, state that I prepared an Affidavit of Death Terminating Life Estate filed February 2, 2021 in Book 2021, Page 452 of the records of the Delaware County Recorder regarding the death of Mahlon H. Wilson. In said Affidavit there is reference to three individuals receiving title to the real estate following the termination of the life estate referred to as Drew Michael Wilson, Angela Nadine Ann Wilson and Brooke Ann Wilson. I know of my own personal knowledge that Drew Michael Wilson is also known as Drew M. Wilson; Angela Nadine Ann Wilson is also known as Angela M. Wilson and Brooke Ann Wilson is also known as Brooke A. Wilson. The reference to Angela Nadine Ann Wilson as Angela M. Wilson is incorrect and her full correct name is Angela Nadine Ann Wilson.

Thomas J. Hanson

Subscribed and sworn to (or affirmed) before me this 19th day of February, 2021.

Notary Public in and for the State of Iowa

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

LEGAL DESCRIPTION
Mahlon H. Wilson Estate

PARCEL NO. 1

SW ¼ of the SE ¼ of Sec. 31, and the S 18 acres of the SW fractional ¼ and all S of the road of the E 1/3 of the N 7/8 of the E ½ of the SW fractional ¼ of Sec. 31, all in Twp. 88 North, Range 4. W of the 5th P.M; W ½ NE ¼, N ½ NWfr¼ and the W 40 acres of the S ½ of the NW ¼ all in Sec. 6, Twp. 87 North, Range 4, W of the 5th P.M.

PARCEL NO. 2

The East 18 2/3 acres of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼), and the South one-third of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼), all in Section One (1), and the East one-half (E½) of the Northeast Quarter (NE¼), except Parcel A, Part of the NE ¼ - NE ¼, Section 12, Township Eighty Seven North (T87N), Range Five West (R5W) of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2001, Page 1321 of the records of the Delaware County Recorder and the East one-fourth (E¼) of the West one-half (W½) of the Northeast Quarter (NE¼), all in Section Twelve (12); all of the foregoing in Township Eighty Seven (87) North, Range Five (5), West of the 5th P.M. subject to highways and easements of record, Delaware County, Iowa.

PARCEL NO. 3

S ½ of the SE ¼ of the SE ¼ of Sec. 36, Twp. 88 North, Range 5, W of the 5th P.M.; and The Northeast fractional ¼ of the Northeast ¼ of Section 1, T87N, R5W of the 5th P.M., Delaware County, Iowa, except the North 280 feet of the South 820 feet of the East 360 feet of the said Northeast ¼ of the Northeast ¼ of Section 1.