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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

X Prepared by and Return to: Steven E. Carr, 117 S. Franklin St., PO Box 333, Manchester, IA 52057 (563) 927-4164
Grantor: Roger D. Groth Grantee: Roger D. Groth

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

The undersigned after being duly sworn on oath, states as follows:

1. This affidavit has to do with the following described real estate:

> Lot Eighty Two (82) of Willie's Second Subdivision of Part of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section Fifteen (15), and Part of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Fifteen (15), and Part of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section Fourteen (14), and Part of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section Fourteen (14), all in Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 106, except Parcel 2019-51, Part Of Lot 82, Willie's Second Subdivision In The SE ¼ - NE ¼ Of Section 15, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2019, Page 1946

2. The real estate was sold on contract by Reul L. Briggs and Sandra J. Briggs, husband and wife, Sellers pursuant to a Real Estate Contract filed July 25, 1984 in Book 115, Page 241. Roger D. Groth, the undersigned, and Connie J. Groth were Buyers in said contract.

3. A Warranty Deed in fulfillment of said contract was filed April 28, 1993 in Book 131, Page 188. Said deed was given by Sandra J. Bond f/k/a/ Sandra J. Briggs and James Bond, wife and husband.

4. The undersigned has personal knowledge that after the contract was signed and before the deed in fulfillment of contract was given, Reul L. Briggs passed away and his surviving spouse, Sandra J. Briggs married James Bond.

4. This Affidavit is pursuant to Iowa Code Section 558.8.

Dated this 20th day of May, 2021.

Roger D. Groth

Subscribed and sworn to before me by Roger D. Groth this 20th day of May, 2021.

Notary Public in and for the State of Iowa

STEVEN E CARR
Commission Number 713328
My Commission Expires
October 30, 2022