Recorded: 3/7/2022 at 12:41:30.0 PM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 775

Prepared by and Return to:

John C. Compton, 116½ W. Mission St., Strawberry Point, IA 52076 563-933-4334

AFFIDAVIT PURSUANT TO IOWA LAND TITLE STANDARD 9.8

22-021TJA

Re: Lots Twenty One (21), Twenty Two (22), Twenty Three (23), Twenty Four (24), Twenty Five (25), Twenty Six (26), Twenty Nine (29), Thirty (30), Thirty One (31), Thirty Two (32); Thirty Three (33) and Thirty Four (34), Durfey's Addition to Edgewood, Iowa, according to plat recorded in Book I Plats, Page 140, and that part of Cocking Street in Durfey's Addition to Edgewood, Iowa, lying between the South line of Union Street and the North line of the railroad right of way, except the North five hundred twenty (520) feet thereof, and also except the East ninety four (94) feet of said Lot Twenty Nine (29), and also except the East ninety four (94) feet of the North fourteen (14) feet of said Lot Thirty (30).

STATE OF IOWA, COUNTY OF CLAYTON, ss:

The undersigned, John C. Compton, being first duly sworn on oath, state and depose as follows:

1. I am a practicing attorney in Northeast Iowa and am familiar with the above-described parcel of real estate in Edgewood, Iowa.

2. That Casper R. Ludvigson, a/k/a Casper R. Ludvigson, Jr., owned an undivided one-half interest in said property at the time of his death on October 20, 2011. His surviving spouse Donna J. Ludvigson was the owner of the other undivided one-half interest to said parcel.

3. That Casper R. Ludvigson was survived by his wife Donna J. Ludvigson and their children Lonnie Ludvigson, Jeremy Ludvigson and Lorrie Ludvigson.

4. That no Federal Estate Tax nor Iowa Inheritance Tax was due upon the death of Casper R. Ludvigson and neither Federal Estate Tax nor Iowa Inheritance Tax Returns were required to be filed, and no tax was deferred.

5. That this Affidavit is made in conformity with Iowa Land Title Standard 9.8 to establish marketable title in Donna J. Ludvigson.

Dated 2-25-2022

John C. Compton
Affiant

Subscribed and sworn to before me by the said John C. Compton, this 25th day of February, 2022.

Nancy L Keppler
Notary Public, State of Iowa

NOTARIAL SEAL IOWA

NANCY L. KEPPLER
Commission Number 181532
My Commission Expires
10-06-2022