



Document 2021 481

Book 2021 Page 481 Type 06 009 Pages 3

Date 2/05/2021 Time 1:49:21PM

Rec Amt \$17.00

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

**Preparer:** Seth D. Dodge, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (101417) <sup>REC</sup>

✓ **Return To:** Matteson Thomsen 217 W Main Street, St. Charles, IA 50240

**AFFIDAVIT EXPLANATORY OF TITLE**

This Affidavit is made with respect to the real estate described as:

**Lot Six (6) in Block Eight (8) of Hartman & Young's Addition to the Town of  
St. Charles, Madison County, Iowa.**

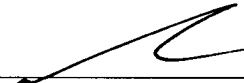
STATE OF IOWA, Polk COUNTY) SS.

We, Seth D. Dodge, a practicing attorney in the State of Iowa, being first duly sworn or affirmed do hereby depose and state of my personal knowledge and investigation of the following matters:

1. Title to the above-described property was previously held by Thomas P. Conner and Vicky Conner, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common pursuant to Warranty Deed filed October 30, 1991 in Town Lot Deed Rec. 57, Page 138.
2. A dissolution matter was opened, designated as Case No. CDDM005130, Thomas Patrick Conner v. Vicky Kathleen Conner. Access to public denied at the time of abstracting.
3. Upon further inquiry, the matter entitled CDDM005130 was dismissed on April 9, 1999 due to the death of Vicky Kathleen Conner prior to the entry of decree. (Copy of Dismissal attached for reference).
4. Therefore, as the parties then held the above-described property as joint tenants, the fee simple title passed to Thomas Patrick Conner upon the death of Vicky Conner.

5. This affidavit is given to clear objection to title based on the death of Vicky Conner.

Signed this 29 day of Jan, 2021.

  
\_\_\_\_\_  
Seth D. Dodge

This instrument was acknowledged before me on  
Jan 29, 2021 by Seth D. Dodge.

Sign name here: tw  
Print name here: \_\_\_\_\_

Notary Public in and for said State and County



