

Document 2021 481

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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)

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, Poll COUNTY) SS.

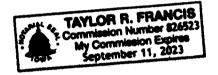
We, Seth D. Dodge, a practicing attorney in the State of Iowa, being first duly sworn or affirmed do hereby depose and state of my personal knowledge and investigation of the following matters:

- 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.
- 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.

Conner.					
Signed this 29 day of	Jan		_, 2021.		
Seth D. Dodge					
This instrume Jan 29		acknowledged by Seth D. Dodge.	before	me	on
oan	, 2021	by Sell D. Douge.			
	Sign name here: Print name here:	160			
	i init name nere.	Notary Public in	and for said State	e and County	7

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

5.



IN THE IOWA DISTRICT COURT FOR MADISON COUNTY

-9 PH 2: 2-

Upon the Petition of

D.M. No. CDDM 005130

THOMAS PATRICK CONNER

DISMISSAL

Petitioner

.

And concerning

:

VICKY KATHLEEN CONNER

_

Respondent

.

COMES NOW Thomas Patrick Conner, the Petitioner herein and hereby dismisses the above-entitled matter by reason of the death of his spouse, Vicky Kathleen Conner.

Date:

Thomas Patrick Conner

PROOF OF SERVICE

The state of parties that the forecast is a parties to the above cause to come at their respective addresses

S. Intil Dovernight C. PAX

Federal Express

Equation 1