

Preparer Information: Gordon K. Darling, Jr., P.O. Box 88, Winterset, IA 50273 515.462.2442

REC'D 10
INDEXED
FILED 10

AFFIDAVIT EXPLANATORY OF TITLE

FILED NO. **003791**
BOOK **46** PAGE **279**
2000 APR -7 PM 3: 37

STATE OF IOWA
SS
MADISON COUNTY

ORIGINAL
RECORDED
INDEXED

LELLE WYLER
RECORDER
MADISON COUNTY, IOWA

The undersigned, Lee McNeley, also known as Lee R. McNeley, being first duly sworn on oath, deposes and states for the purpose of clarifying title to real estate legally described as:

A tract of land commencing in the center of the public highway at a point 16 rods south of the center of the public highway at the Southwest corner of Block Eight (8) of East Peru, Iowa, and running thence East 10 rods, thence North 95 feet, thence West 10 rods, thence South 95 feet to the place of beginning, lying in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section (11), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, hereinafter called Tract 1, AND

A tract of land commencing at a point 50 feet South of the Southwest corner of Block Eight (8) in the Original Town of East Peru, and running thence South 61 feet, thence East 10 rods, thence North 61 feet, thence West 10 rods to the point of beginning, and being a part of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Eleven (11), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, hereinafter called Tract 2, AND

A tract of land commencing at a point 111 feet South of the Southwest corner of Block Eight (8) in the Original Town of East Peru, and running thence South 83 feet, thence East 10 rods, thence North 83 feet, thence West 10 rods to the point of beginning, and being a part of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Eleven (11), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, hereinafter called Tract 3,

1. I am the surviving spouse of Mary McNeley, also known as Mary E. McNeley, who died intestate on November 26, 1992;
2. The estate of Mary McNeley has never been administered upon;
3. Mary McNeley was also survived by four (4) adult children: her daughter, Opal Stiles, born March 11, 1947, her son, William Goodman, born January 10, 1949, and our daughters, Sheri Baker and Rose Bass, both born July 24, 1964;
4. At the time of the death of Mary McNeley, the value of all interests in real and personal property which would have comprised the assets of her estate was substantially less than the sum of \$50,000, and as such there would have been no liability for federal estate tax, nor would there have been liability for Iowa inheritance tax as a result of Iowa Code §450.10(7) (1991);
5. This Affidavit is given pursuant to Iowa Land Title Standard 9.8 and to clarify title to the real estate above described. The undersigned, of his own personal knowledge, is well and fully acquainted with the facts herein stated, all of which are true and correct as he verily believes.

Lee R. McNeley

 Lee R. McNeley

Subscribed and sworn to before me this 7 day of April, 2000.



Steven R. Weeks

 Notary Public in and for Iowa

MReales\Affidavit