

FILED NO. 1050
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AFFIDAVIT

STATE OF IOWA :
 : SS
MADISON COUNTY :

MICHELLE UTSELL
RECORDER
MADISON COUNTY, IOWA

The undersigned, being first duly sworn on oath, deposes and states as follows, for the purpose of clarifying the record chain of title to the following described real estate, to-wit:

- A. The North Half (½) of Lots Five (5) and Six (6) in Block Two (2) of Wilsey's Addition to the Town of Winterset, Madison County, Iowa,

SEARCHED ✓
INDEXED ✓
CORRECTED ✓

AND

- B. A strip of real estate 132 feet long from East to West and 16½ feet wide from North to South, being real estate bonded by and included within a line commencing at the southeast corner of Lot Three (3) of Block Two (2) of Wilsey's Addition to the City of Winterset, Iowa, and running then West 132 feet, thence South 16½ feet, thence East 132 feet, thence North 16½ feet to the place of beginning, being real estate which was vacated for alley purposes by an ordinance of the City of Winterset, Iowa.

REC \$10.00

ADD \$
R.M.F. \$1.00

1. Everett Beem acquired title to the real estate designated "A" above by virtue of a Warranty Deed from Russell and Irma McNeley dated and recorded 4/2/31 at Town Lot Deed Record 25, Page 459, in the office of the Madison County, Iowa Recorder, and Everett Beem was the fee title owner of same at the time of his death on 6/17/79.

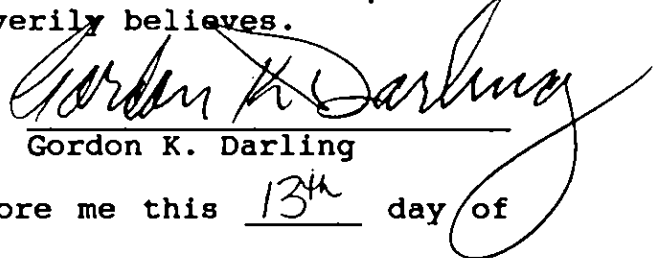
2. Everett Beem acquired title to the real estate designated "B" above by virtue of a Special Warranty Deed from the City of Winterset, Iowa, dated 10/8/48 and recorded 10/19/48 at Deed Record 42, Page 174, in the office of the Madison County, Iowa Recorder, and Everett Beem was the fee title owner of same at the time of his death on 6/17/79.

3. The estate proceedings of Everett M. Beem was probated in the Madison County, Iowa District Court as Probate No. 8432, in which proceedings this affiant participated as designated counsel for the Executor. In said proceedings, decedent by Will devised all property including all real estate to his surviving spouse, Cora M. Beem. Said proceedings described real estate designated as "A" above, but through inadvertence, omitted description of real estate designated "B" above. The value ascribed to real estate in said probate proceedings, \$20,000, was the aggregate value of

both tracts of real estate described above, resulting in a net taxable estate of \$23,718.14, for which no Iowa inheritance tax was due, as per Inheritance Tax Certificate duly filed in said proceedings 10/6/80.

4. By virtue of Warranty Deed from Cora M. Beem, a single person, to Jerry Beem, dated 1/6/86 and recorded 10/28/92 at Deed Record 57, Page 761, in the office of the Madison County, Iowa Recorder, Jerry Beem is now the record titleholder to all of the real estate described above.

5. 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.


Gordon K. Darling

Subscribed and sworn to before me this 13th day of October, 1995.




Notary Public in and for
the State of Iowa.

S:REALES\1995\THOMO135.AFF