

COMPILED

FILED NO. 1758

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AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA :  
                  : SS  
MADISON COUNTY :

REC \$ 10.00  
AUD \$ \_\_\_\_\_

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

I, Samuel H. Braland, being first duly sworn on oath depose and state as follows, for the purpose of clarifying the record chain of title to the following described real estate, to-wit:

The Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$  SE $\frac{1}{4}$ ) of Section 6, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, except the West 530 feet thereof, and except a tract of land commencing at a point 159.44 feet South of the Northeast Corner of said 40 acre tract; thence continuing South 163.76 feet; thence West 3.00 feet; thence North 163.76 feet; thence East 3.00 feet to the Point of Beginning; all in the City of Earlham, Madison County, Iowa.

I am a practicing attorney at law, and my office is in the City of Earlham, Madison County, Iowa.

From research of the chain of title, I know the following respecting the above described real estate:

1. Nancy J. Ledlie, also known as N. J. Ledlie, died testate on January 27, 1935, a resident of Madison County, Iowa. Her estate was administered in the Iowa District Court For Madison County as Probate No. 4008.

2. The Probate Inventory filed in said administration shows that at the time of her death Nancy J. Ledlie owned an undivided one-third interest in and to the following described real estate, to-wit:

NW $\frac{1}{4}$  SE $\frac{1}{4}$  Sec. 6-77-28, except commencing at a point 320 feet E. of the Center of Sec. 6-78-28, thence S. 632 feet, thence E. 40 feet, thence S. to S. line of said NW $\frac{1}{4}$  SE $\frac{1}{4}$  of Sec. 6-77-28;

3. Said inventoried real estate was situated in Madison County, Iowa. I further know that the reference to Section 6-78-28 in the legal description was a scrivener's error, and the inventoried real estate is situated in the NW $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 6, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa.

4. The Probate Inventory description of Nancy J. Ledlie's interest at death in said NW $\frac{1}{4}$  SE $\frac{1}{4}$  is vague where it describes the part of said NW $\frac{1}{4}$  SE $\frac{1}{4}$  excepted from her ownership.

5. I know of my own personal knowledge that the records of Madison County, Iowa, show conveyances by Nancy J. Ledlie, during her lifetime of certain real estate interests she owned in the West 530 feet of said NW $\frac{1}{4}$  SE $\frac{1}{4}$ ; the records further show that no real estate conveyances were made by Nancy J. Ledlie prior to her death in the part of said NW $\frac{1}{4}$  SE $\frac{1}{4}$  that lies East of the West 530 feet thereof. The records thus clarify that the part of said NW $\frac{1}{4}$  SE $\frac{1}{4}$  not owned by Nancy J. Ledlie at the time of her death was situated in the West 530 feet thereof.


6. In the chain of title to the above described real estate, where the names Chester K. Ledlie and C. K. Ledlie appear, they refer to one and the same person.

#2. Affidavit Explanatory Of Title

The matters set forth herein are matters of which I either have personal knowledge or have learned from an inspection of the documents and records referred to herein. The statements and allegations are, to the best of my knowledge, true and correct as I verily believe.

  
Samuel H. Braland

Subscribed and sworn to before me by the said Samuel H. Braland this 11<sup>th</sup> day of January, 1993.

  
Notary Public in and for the State of Iowa.

