

~~COMPARED~~FILED NO. **1027**BOOK 40 PAGE 488

91 OCT 17 AM 9:43

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA**AFFIDAVIT****STATE OF IOWA, MADISON COUNTY, SS:**

Fee \$10.00

I, Phyllis Salsbury, 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 tracts of real estate:

- I. Lots Three (3) and Four (4) in Block Four (4) of the Original Town of Patterson, Madison County, Iowa,
- II. The Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) and the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) and the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) and the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty (20), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

I am a daughter of Loren Farr and Elizabeth Farr, and am the duly appointed and acting Executor of the Estate of Elizabeth Farr herein referred to. I am personally informed of the facts herein stated.

Loren Willard Farr died 2/9/83, survived by his wife, Elizabeth Farr, three adult daughters, Phyllis Salsbury, Darlene Nelson, and Rena Wilkinson, and six adult grandchildren, Dwight G. Cleland, Lorraine Hathaway, Delores Manser, Donna Pearson, Carolyn Kraack, and Diane Lynam, they being the children of Dorothy Farr Cleland, a deceased daughter of the decedent, Loren Farr and Elizabeth Farr. Dorothy Farr Cleland died in 1960. All of said issue were also the issue of decedent's surviving wife, Elizabeth Farr.

It is now known that at the time of his death, the decedent left a will dated 4/12/68, devising and bequeathing all of his property to his surviving spouse, Elizabeth Farr. Said will was not known to exist, however, and was never offered for nor admitted to probate within five years of decedent's death. Admission of said will to probate more than five years after decedent's death on 2/9/83 is barred by §633.331, Code of Iowa. Said decedent's property therefore passed as intestate property under said §633.331.

At his death on 2/9/83, said decedent's sole known property was an undivided half interest in Tract I described above, valued at one-half of \$7,850, or \$3,925, and an undivided half interest in Tract II described above, valued at one-half of \$76,250, or \$38,125. The gross value of decedent's assets at his death was therefore \$42,050. Decedent's assets being of a value of less than \$50,000, under §633.211, Code of Iowa, as the same existed on 2/9/83, all of decedent's property passed to his surviving spouse, Elizabeth Farr.

Elizabeth Farr died testate 11/28/90, the owner of Tracts I and II described above, and her will has been admitted to probate as Probate #9702 in the Madison County, Iowa District Court. Decedent's said will authorizes the Executor appointed therein to effect a sale of any real estate owned by said decedent without judicial authority.

Wherever in the record chain of title appear the names Loren Farr, Loren W. Farr, or Loren Willard Farr, reference is made to one and the same identical individual.

I am personally informed as to the accuracy of the statements set forth in this Affidavit, which are true and correct as I verily believe.

Phyllis Salsbury
Phyllis Salsbury

Subscribed and sworn to before me this 18 day of September,
1991.

Jack Salsbury
Notary Public in and for Iowa



9/16/91:GKD:jad
S:PROBATE\FARR9161.aff

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