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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

Prepared by and after

Recording Return to: Bridget K. Kautzky, 317 Sixth Ave., Ste 300, Des Moines, IA 50309-4127 Telephone (515) 243-8157

**AFFIDAVIT EXPLANATORY OF TITLE**

STATE OF IOWA            )  
  )SS:  
COUNTY OF POLK         )

IN RE:           The North Fractional Half (1/2) of the Northeast Quarter (1/4) of Section Two (2) in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M. and the South Half (1/2) of the Southeast Quarter (1/4) of Section Thirty-five (35) in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Southwest Quarter of the Southeast Quarter (1/4) and the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Thirty-five (35), containing 11.14 acres, as shown in Plat of Survey filed in Book 2003, Page 7490, on December 24, 2003, in the Office of the Recorder of Madison County, Iowa.

**COMES NOW** the undersigned Affiant, Bridget K. Kautzky, and upon being duly sworn on oath states as follows:

1. I am an attorney at law licensed to practice in the State of Iowa and having an office at 317 Sixth Avenue, Suite 300, Des Moines, Iowa 50309. I make this Affidavit based on my own personal and professional knowledge.
2. Based on my personal and professional knowledge, I hereby state that I am the designated attorney for the Estates of Michael A. Hughes (Case No. ESPR012741) and Joy A. Hughes (ESPR012742).
3. Michael A. Hughes and Joy A. Hughes ("the Decedents") died simultaneously on October 4, 2013 and at the time of their death they each owned a one-fourth (1/4) interest in the real estate described above.

4. Prior to the Decedents death, the Decedents entered into a Real Estate Contract which conveyed half (1/2) of their interest in the real estate described above to, Daniel J. Downs, which was executed on January 25, 2005 and recorded February 16, 2005 in Book 2005 at Page 679, in the office of the Madison County Recorder.

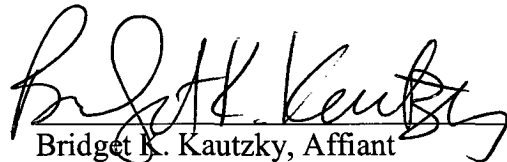
5. That said Real Estate Contract was paid off before the Decedent's death.

6. That a Court Officer Deed, dated July 31, 2015, was given from the Estate of Joy A. Hughes and executed by the administrator, Larry A. Hughes, in satisfaction of said Real Estate Contract, and filed August 14, 2015 in Book 2015 at Page 2308 in the office of the Madison County Recorder.

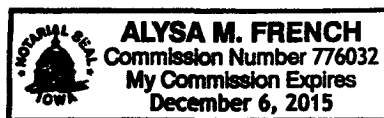
7. That a ~~Court~~ Officer Deed, dated July 31, 2015, was given from the Estate of Michael A. Hughes and executed by the administrator, Larry A. Hughes, in satisfaction of said Real Estate Contract, and filed August 14, 2015 in Book 2015 at Page 2307 in the office of the Madison County Recorder.

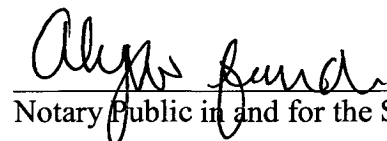
8. This Affidavit is given to explain any possible cloud on title to the above described real estate.

Dated this 9<sup>th</sup> day of September, 2015.

  
Bridget K. Kautzky, Affiant

Subscribed and sworn to before me by Bridget K. Kautzky this 9<sup>th</sup> day of September, 2014.



  
Notary Public in and for the State of Iowa