

Prepared by: Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267
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Address Tax Statement: Steven D. and Sandra Jo Frame, 34599 Maple Ridge Drive, Adel, Iowa 50003

**AFFIDAVIT PURSUANT TO TITLE STANDARD 9.8
OF THE IOWA LAND TITLE STANDARDS**

STATE OF IOWA)
) SS
MADISON COUNTY)

We, Carol J. O'Brien and H. Deanne Gruber, 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:

A strip of land of varying widths, being the former main track right-of-way of the Chicago, Rock Island and Pacific Railroad Company, going through the South Half (1/2) of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section 27, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, containing 3.21 acres, more or less.

1. Our mother, Jean Allen, owned the above described real estate at the time of her death on December 18, 2010.

2. At the time of her death, Jean Allen was a resident of the State of Iowa. Jean Allen was not survived by a spouse, and was survived by Carol J. O'Brien and H. Deanne Gruber who were and are her only heirs at law, and who are the affiants in this affidavit.

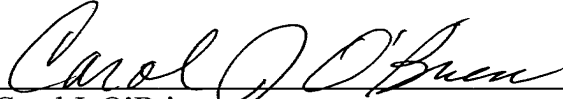
3. The estate of Jean Allen has not been administered upon. The Last Will And Testament of Jean Allen was not admitted to probate in the State of Iowa or elsewhere, and pursuant to Section 633.331, Code of Iowa, probate of her Will cannot be granted after five (5) years from the date of death. Pursuant to Chapter 633 of the Code of Iowa and Iowa Land Title Standard 9.16, if the decedent's Will was not admitted to probate within five (5) years of death, the decedent is treated as having died intestate and Iowa Land Title Standard 9.8 will apply.

4. Title to the above described real estate passed on the death Jean Allen to her daughters and heirs at law, Carol J. O'Brien and H. Deanne Gruber, pursuant to Section 633.211, Code of Iowa, as it was in effect on the date of death of Jean Allen.

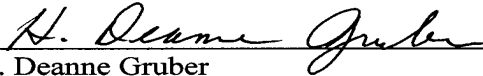
5. The estate of Jean Allen was not subject to Iowa inheritance tax, federal estate tax, or Iowa estate tax. No Iowa inheritance tax has been deferred since the estate of Jean Allen was not subject to Iowa inheritance tax. Form 706, United States Estate Tax Return, was not required to be filed for Jean Allen. Form IA706 Iowa Inheritance/Estate Tax Return was not required to be filed for Jean Allen.

6. I hereby request that the County Auditor enter this information on the transfer books and place ownership of the above described real estate in names of Carol J. O'Brien and H. Deanne Gruber.

The matters set forth herein are matters of which we have personal knowledge. The statements and allegations contained herein are true and correct as we verily believe.

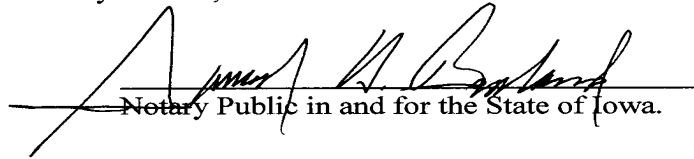


Carol J. O'Brien
Dated June 14, 2017.



H. Deanne Gruber
Dated June 14, 2017.

Subscribed and sworn to before me and in my presence by the said Carol J. O'Brien and H. Deanne Gruber this 14th day of June, 2017.


Notary Public in and for the State of Iowa.

