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Date 5/22/2019 Time 10:46:31AM
Rec Amt \$7.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARER: Nick Strittmatter 123 East First Street PO Box 229 Monticello, IA 52310 Ph 319-465-3531
RETURN TO: PREPARER

AFFIDAVIT

STATE OF IOWA, COUNTY OF JONES, §

I, Nick Strittmatter, being first duly sworn on oath, depose and state:

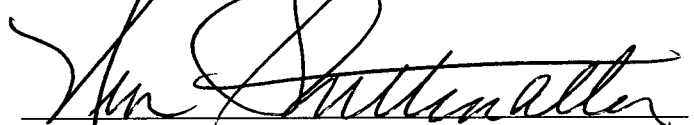
1. I am and have been a practicing attorney in Monticello, Iowa since 1978.

2. I am quite familiar title records pertaining to real estate owned by Dana R. Picray and Catherine Ann Picray located at 3225 312th Avenue, Hopkinton, Iowa 52237, situated near the town of Sand Springs and described as follows:

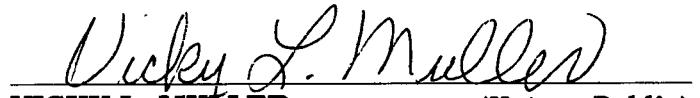
Parcel 2018-125 comprised of Lots 230 and 231, part of platted East Avenue, part of platted Spring Street, part of platted alley between East Avenue and Fourth Street, and part of the abandoned railroad right of way, all in the Unincorporated Town of Sand Springs, Delaware County, Iowa, also part of the Northwest Quarter (NW 1/4) of Section Twenty-Seven (27), Township Eighty-Seven North (87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, as shown on a Plat of Survey recorded December 12, 2018 in Book 2018, Page 3509 of the Delaware County Recorder records.

3. The Picray property has been defined by a fence on three (3) sides and frontage on 312th Avenue to the South. This fence has been in place for several decades. At no time has Picrays' ownership to this fenced property been contested or challenged in any way. Examination of the public documents disclose that adjoining landowners Bruggeman Real Estate, LLC, David A. Jesenovec, Jane E. Jesenovec, Michael E. Jesenovec, and Kay Jesenovec may hold documents of ownership reflecting legal descriptions which include portions of Parcel 2018-125 described above. Further, said adjoining landowners as referenced herein are the ONLY landowners adjoining Parcel 2018-125 as described herein.

Dated April 19, 2019.


NICK STRITTMATTER

Subscribed and sworn to before me by Nick Strittmatter, this 19th day of April, 2019.


VICKY L. MULLER (Notary Public)

