

Recorded: 6/6/2022 at 8:47:15.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 1757

Prepared By/Return to: Maureen A. Gronstal, Bradley & Riley PC, PO Box 2804, Cedar Rapids, IA 52406, (319) 363-0101
Address Tax Statements: Bill and Marie Hunt, 2607 332nd Street, Hopkinton, IA 52237

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA)
) ss.
COUNTY OF LINN)

The undersigned, being first duly sworn upon oath, deposes and states that the following:

1. I am an attorney with the law firm of Bradley & Riley PC and am familiar with the facts stated herein.

2. ROBERT L. HUNT died on September 22, 2013 and at the time of death, had an interest in the following described property:

A. THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) AND THE SOUTHEAST QUARTER (SE1/4) OF SECTION THIRTY-FOUR (34), AND THE WEST ONE-HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4), AND THE NORTHWEST QUARTER (NW1/4), AND THE WEST ONE-HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY-FIVE (35), ALL IN TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE FOUR (4), WEST OF THE FIFTH P.M.

AND

B. THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2NE1/4) AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4NW1/4) OF SECTION 34, TOWNSHIP 87 NORTH, RANGE 4 WEST OF THE 5TH P.M.

AND

C. THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4NE1/4) OF SECTION 34, TOWNSHIP 87 NORTH, RANGE 4 WEST OF THE 5TH P.M.

3. Title to the property described in 2.A. and 2.B above was "ROBERT L. HUNT AND KATHLEEN M. HUNT, AS TENANTS IN COMMON."

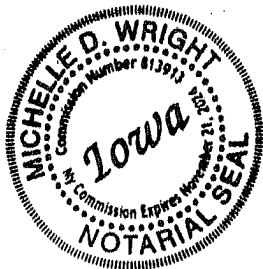
4. Title to the property described in 2.C. above was "ROBERT L. HUNT AND KATHLEEN M. HUNT, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP."


5. ROBERT L. HUNT and KATHLEEN M. HUNT were a married couple.
6. The Estate of ROBERT L. HUNT was probated in Delaware County, Iowa (ESPRO005684).
7. In 2002, prior to the death of ROBERT L. HUNT, ROBERT L. HUNT and KATHLEEN M. HUNT entered into Real Estate Contracts for the sale of all of the above described property with BILL J. HUNT and MARIE T. HUNT and recorded at Book 2002, Page 962 and Book 2002, Page 963 in the Records of the Delaware County Recorder.
8. The real estate contracts were reflected as assets on the probate inventory filed in the Estate of ROBERT L. HUNT, however, the real property interests were not conveyed from the probate Estate to KATHLEEN M. HUNT, the surviving spouse of ROBERT L. HUNT and the sole beneficiary of his Estate.
9. All other requirements with respect to the Estate of ROBERT L. HUNT were completed and the Estate was closed.
10. ROBERT L. HUNT's interest to all of the above described property is now held by KATHLEEN M. HUNT, the surviving spouse and sole heir of ROBERT L. HUNT.
11. No other individuals have an interest in the above described property. All of the children of ROBERT L. HUNT are also the children of KATHLEEN M. HUNT.

WHEREFORE, the undersigned makes this Affidavit for purposes of clearing the title and confirming that the interest of ROBERT L. HUNT in the above described property passed to his surviving spouse and his sole heir, KATHLEEN M. HUNT, at the time of the death of ROBERT L. HUNT.


I hereby request that the auditor enter this information on the transfer books pursuant to Section 558.66 of the Iowa Code.

Dated this 3rd day of June, 2022.




MAUREEN A. GRONSTAL

Subscribed and sworn to before me this 3 day of June, 2022.


Notary Public in and for the State of Iowa