

Recorded: 12/12/2022 at 10:07:17.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3609

Prepared By: Chris M. Even, 225 1st Avenue East, Dyersville, Iowa 52040; 563-875-9112
Return To: Attorney Chris M. Even, 225 1st Ave East, Dyersville, Iowa 52040

AFFIDAVIT EXPLANATORY OF TITLE

RE: Lot Four (4) of Lot A in the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼), and that part of Lot One (1) of Lot A in the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) that lies West of the East line of Lot Two (2) of Lot A extended on the same course Northerly to the North line of said Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) and North of the North line of Lot Three (3) of Lot A extended on the same course Northeasterly to the above described extension of said East line of Lot Two (2) of Lot A, all in Section Twenty (20), Township Eighty Seven (87) North, Range Four (4), West of the Fifth P.M., according to plat recorded in Book 2 Plats, Page 52

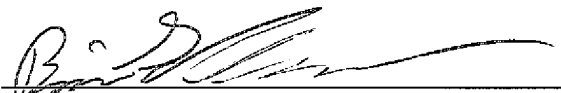
STATE OF IOWA)
) SS:
COUNTY OF DUBUQUE)

I, Brian LeClere, as Administrator of the Estate of Deborah A. LeClere and heir at law of Deborah A. LeClere, being duly sworn under oath depose and state as follows:

1. That at the time of execution of the Warranty Deed dated December 30, 2008, and filed of record on January 6, 2009, in Book 2009, Page 63, of the Recorder's records of Delaware County, Iowa, conveying title to Ronald W. and Deborah A. LeClere, Ronald W. LeClere and Deborah A. LeClere were married and continued to be married until Ronald W. LeClere's death on May 23, 2016.
2. That said Warranty Deed referenced in Paragraph 1 above conveyed title to Ronald W. Deborah A. LeClere, a married couple. The Warranty Deed was silent as to how Ronald W. LeClere and Deborah A. LeClere were to take title to the property; whether as tenants in common or joint tenants with full rights of survivorship.

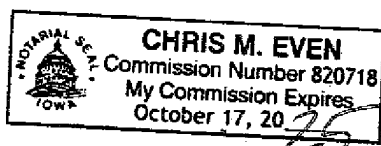
3. No estate proceedings were undertaken for Ronald W. LeClere.
4. That Deborah A. LeClere was the sole heir at law and surviving spouse of Ronald W. LeClere at the time of his death; and all children of Ronald W. LeClere, to-wit: Patrick LeClere, Brian LeClere, Denise LeClere, Troy LeClere, and Ivy LeClere Hofland, are the children of Ronald W. LeClere and Deborah A. LeClere.
5. That more than five (5) years have passed since the death of Ronald W. LeClere and the ability to open an estate has expired (Section 633.331, Code of Iowa, and other statutes relative thereto).
6. During the administration of the Estate of Deborah A. LeClere, this property was transferred by Brian LeClere, as Administrator of the Estate of Deborah A. LeClere, by Court Officer's Deed dated November 23, 2022, and filed of record November 28, 2022, in Book 2022, Page 3489 of the records of Delaware County, Iowa, to Brian LeClere, a married person, in consummation of a Real Estate Contract dated February 23, 2016, and filed of record on March 25, 2016, in Book 2016, Page 735 of the records of Delaware County, Iowa.
7. Brian LeClere is now in complete actual and sole possession of all of said real estate except as may be herein stated. That this affidavit is made from the personal knowledge of the undersigned who is familiar with said real estate, its titleholders, and its parties in possession; and is for the purpose of confirming title to the above- described real estate under the provisions of Sections 614.17 and 614.17A, Code of Iowa, and other statutes relative thereto.
8. Further the affiant sayeth not.

Signed this 9th day of December, 2022


Brian LeClere, Administrator of the
Estate of Deborah A. LeClere and heir at
law of Deborah A. LeClere

STATE OF IOWA, COUNTY OF DUBUQUE, ss:

This record was acknowledged before me on the 9th day of December, 2022, by Brian LeClere, Administrator of the Estate of Deborah A. LeClere and heir at law of Deborah A. LeClere.




Signature of Notary Public