

Recorded: 11/29/2023 at 1:22:03.0 PM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 2992

Preparer Information: George A. Davis, 225 1st Avenue East, Dyersville, IA 52040
Phone: 563-875-9112

Taxpayer Information: Edward R. Bildstein, 3036 182nd Street, Dyersville, IA 52040

Return Document To: George A. Davis, 225 1st Avenue East, Dyersville, Iowa, 52040

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA, COUNTY OF DELAWARE, ss:

I, Edward R. Bildstein, being first duly sworn on oath, depose and state as follows:

1. I am the surviving spouse of Ruth A. Bildstein, who died on January 15, 2004.
2. The following described real estate was owned only by Ruth A. Bildstein and this Affiant, as tenants in common, at the time of Ruth A. Bildstein's death:

TENANTS IN COMMON, Delaware County, Iowa

Parcel 180140000700 and 180150001100

The Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 14; and the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 15; all in Township 89 North, Range 3, West of the 5th P.M., Delaware County, Iowa

Parcel 180150001000

The Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Fifteen (15), Township Eighty Nine (89) North, Range Three (3), West of the 5th P.M., Delaware County, Iowa, together with roadway easement and right of way leading to said premises and giving access of ingress and egress in relation thereto

Parcel 180160000400

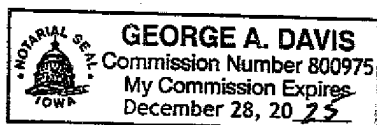
The South 1/2 of the NW 1/4 of Section 16, Township 89 North, Range 3 West of the 5th P.M., all in Delaware County, Iowa, according to the recorded plat thereof

3. That the above-described property was acquired by Ruth A. Bildstein and Edward R. Bildstein by Quit Claim Deeds dated June 29, 1998, and filed of record on July 30, 1998, in Book 104, Pages 84, 85, and 86 of the records of Delaware County, Iowa. Ruth A. Bildstein and Edward R. Bildstein were married and continued to be married until Ruth A. Bildstein's death on January 15, 2004.
4. That said Quit Claim Deeds referenced in Paragraph 3 above conveyed title to Edward R. Bildstein and Ruth A. Bildstein, as tenants in common.
5. That Ruth A. Bildstein died testate.
6. That the estate of Ruth A. Bildstein was not probated.
7. That Edward R. Bildstein was the sole heir at law and surviving spouse of Ruth A. Bildstein at the time of her death. All children of Ruth A. Bildstein (Crissy Arens, Tammy LeGrand, Lori Digmann, Jill Bildstein, Chad M. Bildstein, and Todd J. Bildstein) are the children of Edward R. Bildstein.
8. That more than ten (10) years have passed since the death of Ruth A. Bildstein.
9. That Edward R. Bildstein is now and has been in complete actual and sole possession of all said real estate.
10. That this Affidavit is made from personal knowledge of the undersigned who is familiar with said real estate, its title holders, and its parties in possession; and is for the purpose of confirming title to the above-described real estate under the provisions of Section 614.17 and 614.17A, Code of Iowa, and other statutes relative thereto.
11. The Affiant requests the Delaware County Auditor remove Ruth A. Bildstein as owner of the above-described property so that the property is shown 100% owned by Edward R. Bildstein.
12. Further this Affiant sayeth not.

Edward R. Bildstein

Edward R. Bildstein

Signed and sworn to (or affirmed) before me on November 29, 2023, by Edward R. Bildstein.



MA Davis
Signature of Notary Public