

Recorded: 2/8/2024 at 9:28:10.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 301

Preparer/Return Document To: Scott M. O'Shea & O'Shea, P.C., 1007 Longfellow Drive, Hiawatha, IA 52233, (319) 362-3640

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA, COUNTY OF LINN, ss.

The undersigned, Rebecca L. Hannah and Eliza L. Boots, being first duly sworn on oath, do hereby depose and state as follows:

1. We are the children of Joyce J. Rohde, and this affidavit is made of our own personal knowledge and is made as an affidavit explanatory of title pursuant to section 558.8 of the Code of Iowa.

2. We are familiar with the chain of title to real estate located at 145 Gay Street, Manchester, Iowa 52057, and legally described as follows:

The East one-half (E ½) of the West one-half (W ½) of the North one-half (N ½) of Lot Thirteen (13) of Burrington's Addition to Manchester, Iowa, according to the plat recorded in Book I, L.D., Page 245

3. The above-described real estate was transferred to Tointon LLC Limited pursuant to a warranty deed signed on September 13, 2022 by Rebecca L. Hannah as agent for Joyce J. Rohde, a single person, and recorded on September 21, 2022 in Book 2022, Page 2844.

4. Joyce J. Rohde executed a Power of Attorney on May 31, 2018, and recorded on September 15, 2022 in Book 2022, Page 2775, wherein Joyce J. Rohde named her agents as follows: Rebecca L. Hannah and/or Eliza L. Boots.

5. Joyce J. Rohde was alive at the time of signing of the warranty deed, September 13, 2022, and was alive at the time of delivery of the warranty deed at the real estate closing on September 14, 2022. Further, Joyce J. Rohde had not revoked the above-referenced Power of Attorney, and Rebecca L. Hannah's authority to act under the Power of Attorney was not terminated.

6. Joyce J. Rohde died on September 17, 2022, subsequent to the recording of the above-referenced warranty deed.

7. We believed, as did our mother, Joyce J. Rohde, that the designation within the Power of Attorney "Rebecca L. Hannah and/or Eliza L. Boots" specifically provided either agent the authority

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to act on behalf of Joyce J. Rohde.

8. We both reviewed all the closing documents for the above-referenced transfer to Tointon LLC Limited, and approved Rebecca L. Hannah to act on behalf of our mother, Joyce J. Rohde, pursuant to the above-referenced Power of Attorney.

Dated: December 6, 2023.

Eliza L. Boots

Signed on 2023/12/06 14:18:22 -0500

Eliza L. Boots, Affiant

STATE OF IOWA, COUNTY OF LINN ss:

Signed and sworn to (or affirmed) before me on December 6, 2023, by Eliza L. Boots, Affiant.



Notarial act performed by audio-visual communication

Peg Rahe

Signed on 2023/12/06 14:18:22 -0500

Notary Public in and for State of Iowa

Dated: December 6, 2023.

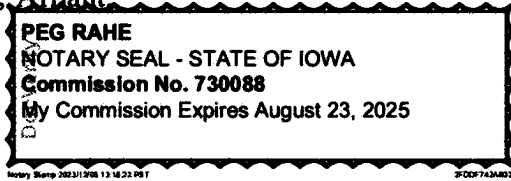
Rebecca L. Hannah

Signed on 2023/12/06 14:18:22 -0500

Rebecca L. Hannah, Affiant

STATE OF IOWA, COUNTY OF LINN ss:

Signed and sworn to (or affirmed) before me on December 6, 2023, by Rebecca L. Hannah, Affiant.



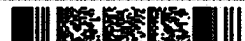
Notarial act performed by audio-visual communication

Peg Rahe

Signed on 2023/12/06 14:18:22 -0500

Notary Public in and for State of Iowa

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Boots Affidavit.pdf

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Created: December 06, 2023 08:03:37 -6:00
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E-Signature Summary

E-Signature 1: Eliza L. Boots (ELB)

December 06, 2023 14:18:22 -6:00 [9DBE102D10DD] [166.181.83.219]
boots_family_4@msn.com (Principal) (ID Verified)

E-Signature 2: Rebecca L Hannah (RLH)

December 06, 2023 14:18:22 -6:00 [1CFD440A070E] [67.162.28.159]
hannah.becky6@gmail.com (Principal) (ID Verified)

E-Signature Notary: Peg Rahe (PR)

December 06, 2023 14:18:22 -6:00 [2FDDF742AB33] [173.28.57.25]
closings@oshealawpc.com

I, Peg Rahe, did witness the participants named above electronically sign this document.

