

Recorded: 7/2/2024 at 10:59:35.0 AM
County Recording Fee: \$52.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$55.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1526

Prepared by and Return To: George A. Davis, 225 1st Avenue East, Dyersville, Iowa 52040 563-875-9112

AFFIDAVIT

RE: The Estate of Joni Kae Manske

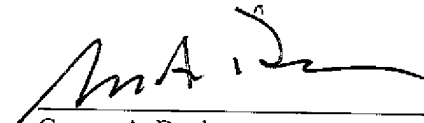
STATE OF IOWA)
COUNTY OF DUBUQUE)

I, George A. Davis, being duly sworn under oath depose and state as follows:

1. My name is George A. Davis and I am familiar with the Estate of Joni Kae Manske being probated in Henry County, Iowa;
2. The Estate of Joni Kae Manske is selling real property in Delaware County, Iowa, legally described on the attached Schedule A.
3. That the following attached documents are true and accurate documents that have been filed in the Estate of Joni Kae Manske in Henry County, Iowa:
 - a) Letters of Appointment;
 - b) Last Will & Testament of Joni Kae Manske;
 - c) Order Admitting Will to Probate and Appointment of Executors;
4. That one of the executors of the Estate of Joni Kae Manske has provided the attached Affidavit stating that no Federal Estate Tax Return will be filed and no Federal estate tax is due or payable in the Matter of the Estate of Joni Kae Manske.
5. That this Affidavit is being provided to provide chain of title information to the property being sold by the Joni Kae Manske Estate on the attached Schedule A.

Further the affiant sayeth not.

Signed this 28th day of June, 2024.

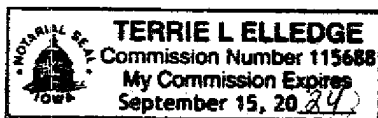


George A. Davis

This record was acknowledged before me on this 28th day of June, 2024.



Notary Public in and for the State of Iowa



SCHEDULE A

Parcel S Part Of Lot Thirty-Two (32) Clair view Acres, Section Twenty-Six (26), Township Eighty-Eight North (T88N), Range Five West (R5W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2000, Page 3483; also all lake frontage adjacent to said Parcel S with the outside boundaries extended at right angles to the center of Lake Delhi

IN THE IOWA DISTRICT COURT FOR HENRY COUNTY

IN THE MATTER OF THE
ESTATE OF JONI KAE MANSKE

Case No. 08441 ESPR006420

Letters of Appointment

Docket Event Code: LEAP

KNOW ALL PERSONS BY THESE PRESENTS:

That having been duly appointed and qualified as Co-Executors of the above entitled matter,

MARK MANSKE AND MEGAN WINSOR

ARE vested with all powers authorized by law in the premises.

Letters issued: MAY 24, 2024

/s/ BARBARA LESLIE

Clerk of Court/Designee
HENRY County



**THE IOWA DISTRICT COURT
HENRY COUNTY**

<p>IN THE MATTER OF THE ESTATE OF JONI KAE MANSKE, Deceased</p>	<p>CASE NO. _____</p> <p>ORDER ADMITTING WILL TO PROBATE AND APPOINTING EXECUTORS</p>
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This matter comes on for hearing of the proof of the instrument dated December 19, 2023, filed herein and purporting to be the Last Will and Testament of the above named decedent, and the evidence being seen and heard in the manner provided by law, it is found that said instrument was executed and witnessed as provided by law; and is the Last Will and Testament of the above named decedent; that the Executors hereinafter named are qualified to act in such capacity.

IT IS THEREFORE ORDERED AND ADJUDGED that the above described instrument is admitted to probate as the Last Will and Testament of said decedent and Mark Manske and Megan Winsor are appointed Executors thereof with Personal bond fixed at \$0, and the Clerk of said Court is directed to issue Letters of Appointment.



State of Iowa Courts

Case Number
ESPR006420
Type:

Case Title
ESTATE OF JONI KAE MANSKE
ORDER ADMITTING WILL AND APPOINTING EXECUTOR

So Ordered

A handwritten signature in black ink, appearing to read "John M. Wright", written over a horizontal line.

John M. Wright, District Court Judge,
Eighth Judicial District of Iowa

Electronically signed on 2024-05-24 13:46:11

Last Will and Testament
of
JONI KAE MANSKE

I, Joni Kae Manske, of Mt. Pleasant, Henry County, Iowa, do hereby make publish and declare this to be my Last Will and Testament, hereby revoking any and all Wills and Codicils by me at anytime heretofore made.

ITEM I

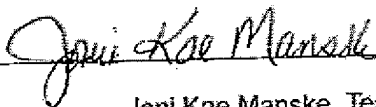
I direct my Executor, hereinafter named, to pay all my debts including funeral expenses, expenses of my last illness and of administration of my estate, including taxes as soon after my demise as may be practicable, but without prejudice to or sacrifice of the content of my estate consistent with the protections provided under the statutes and common law for the State of Iowa.

ITEM II

I leave nothing to my beloved husband, pursuant to our Premarital Agreement dated July 5, 2018. The rest, remainder and residue of my estate I leave to my children, Megan Winsor and Mark Manske in equal shares. The child of any deceased child to take by right of representation.

ITEM III

I nominate and appoint Mark Manske and Megan Winsor to act as Executor(s) of this Will without bond. I further authorize and empower my Executor(s) to sell and convey any property, real or personal, of which I die seized and possessed as may be necessary to make distribution of my estate in accordance with said Will. If the



Joni Kae Manske, Testatrix

Executor(s) named herein shall decline to serve or is unable to serve, I nominate and appoint Mark Manske and Megan Winsor, as Executor(s).

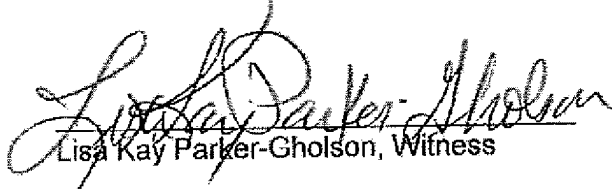
IN WITNESS WHEREOF, I have hereunto set my hand this 19th day of December, 2023, at New London, Iowa.



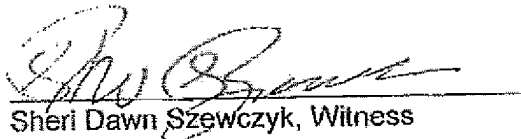
Joni Kae Manske, Testatrix

We, the undersigned, each hereby certify that on the date last above written, the above and foregoing instrument, consisting of two (2) typewritten pages, including this page, each bearing the signature of the Testatrix, was signed and executed by Joni Kae Manske, as her Last Will and Testament in the presence of us and each of us, who at her request, and in her sight and presence and in the sight and presence of each other, have hereunto affixed our names as witnesses.

Dated this 19th day of December, 2023, at New London, Iowa.



Lisa Kay Parker-Gholson, Witness



Sheri Dawn Szewczyk, Witness

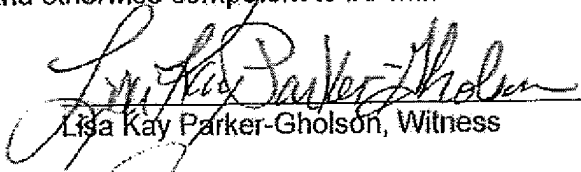


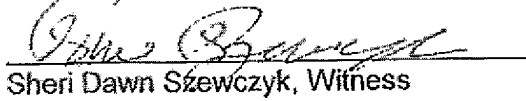
Joni Kae Manske, Testatrix

AFFIDAVIT

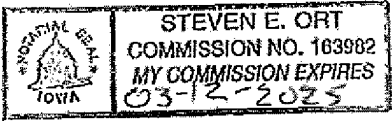
STATE OF IOWA, HENRY COUNTY, ss:

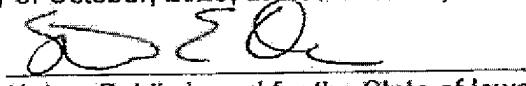
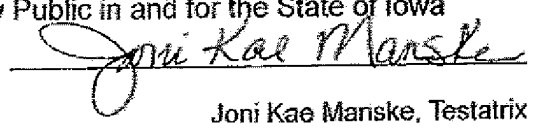
We, the undersigned, Joni Kae Manske, Lisa Kay Parker-Gholson and Sheri Dawn Szewczyk, the Testatrix and the witnesses, respectively, whose names are signed to the attached or foregoing instrument, being first duly sworn, declare to the undersigned authority that said instrument is the Testatrix's Will and that the Testatrix willingly signed and executed such instrument or expressly directed another to sign the same in the presence of the witnesses, as a free and voluntary act for the purposes therein expressed; that said witnesses, and each of them declare to the undersigned authority that such Will was executed and acknowledged by the Testatrix as the Testatrix's Will in their presence and that they, in the Testatrix's presence, at the Testatrix's request, and in the presence of each other, did subscribe their names thereto as attesting witnesses on the date of such Will; and that the Testatrix, at the time of the execution of such instrument was of full age and of sound mind and that the witnesses were sixteen years of age or older and otherwise competent to be witnesses.


Lisa Kay Parker-Gholson, Witness


Sheri Dawn Szewczyk, Witness

Subscribed, sworn and acknowledged before me by Joni Kae Manske, the Testatrix; and subscribed and sworn before me by Lisa Kay Parker-Gholson and Sheri Dawn Szewczyk, witnesses, the 19 day of ^{December} ~~October~~, 2023, at New London, Iowa.




Notary Public in and for the State of Iowa

Joni Kae Manske, Testatrix

