Recorded: 5/13/2025 at 9:32:48.0 AM

County Recording Fee: \$12.00 lowa E-Filing Fee: \$3.00 Combined Fee: \$15.00

Revenue Tax: \$0.00 Delaware County, Iowa Daneen Schindler RECORDER

BK: 2025 PG: 1202

Prepared by and return to: Brian J. Kane, Kane, Norby & Reddick, P.C., 2100 Asbury Rd., Ste. 2, Dubuque, IA 52001, (563) 582-7980

## AFFIDAVIT EXPLANATORY OF TITLE

RE: The West Half (W½) of the Southwest Quarter (SW¼) of Section Twenty-six (26); and the East Half (E½) of the Southeast Quarter (SE¼) of Section Twenty-seven (27), all in Township Eighty-seven (87) North, Range Three (3), West of the Fifth Principal Meridian in Delaware County, Iowa

(the "Real Estate")

STATE OF IOWA	)
COUNTY OF Towes	) ss.

Trib

- I, PAMELA K. RECKER, being first duly sworn on oath, state of my own personal knowledge that:
  - 1. I am an owner in possession of the Real Estate.
- 2. By Quit Claim Deed filed July 13, 1983 in Book No. 113, L.D., page 215 in the records of the Delaware County Recorder, predecessors in interest of the Real Estate, namely my parents, Dean G. Cooper and Patricia M. Cooper, husband and wife, conveyed the Real Estate to "Dean G. Cooper and Patricia M. Cooper, husband and wife, as tenants in common."
- 3. My father, Dean G. Cooper, subsequently died testate on April 27, 1997. His last will and testament provided that his one-half interest in the Real Estate be divided and given to his four children in equal shares, subject to a life estate in his surviving spouse (i.e., my mother), Patricia M. Cooper.
- 4. My mother, Patricia M. Cooper, subsequently conveyed her one-half interest in the Real Estate to her children in equal shares (i.e., each as to an undivided one-eighth interest) by way of Special Warranty Deeds Retaining Life Use filed in the records of the Delaware County Recorder provided, however, that she retained a life estate in each conveyance.
- 5. My mother, Patricia M. Cooper, died September 6, 2018, in the State of Florida. Therefore, her life estate interest in the Real Estate has been extinguished.

6. I am executing and recording this Affidavit pursuant to Iowa Code Section 558.8.

Dated this 54 day of May, 2025.

PAMELA K. RECKER

Subscribed and sworn to before me this 5th day of May, 2025, by PAMELA K. RECKER.

Notary Public in and for said State

SUZAN KAY EHLERS
Commission Number 161636
My Commission Expires
YOWA
S 5 2027