

Recorded: 6/4/2025 at 9:23:48.0 AM  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 1397

Prepared by and return to: Carolyn C. Davis, 225 1st Avenue East, Dyersville, IA 52040 Phone: 563-875-9112  
Taxpayer Information: Randy R. Harbach, 108 Gay Street, Delhi, IA 52223

### AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA, COUNTY OF Fayette, ss:

I, Ronnie Boardman, being first duly sworn on oath, depose and state as follows:

1. I am the son of Patricia K. Boardman, who died on August 15, 2005, and am personally acquainted with Larry D. Boardman, who died on May 9, 2019, and Laura Lee Bell, who died on March 19, 2014.
2. This affidavit is made pursuant to Iowa Title Standard 9.8 to show what is necessary when title to property is derived through heirs of an intestate decedent when there has been no administration of the decedent's estate.
3. This affidavit is intended to clear the title to the only real estate owned by Patricia K. Boardman, at the time of her death, which is located in Delaware County, Iowa and is described as follows:

One-third interest in the South thirty two (32) feet of Lot Three (3), the North one-half (N½) of Lot Nine (9), the East one-half (E½) of Lot Eleven (11) and all of Lot Twelve (12), Block Ten (10), and Lots Three (3), Four (4), the East one-half (E½) of Lot Five (5), Seven (7), Eight (8), Nine (9) and Ten (10), Block Eleven (11), all in Delhi, Iowa, according to plat recorded in Book A L.D., Page 128-129

4. Patricia K. Boardman's Interest
  - a. Patricia K. Boardman was survived by her husband, Larry D. Boardman, and her four children, Ronnie Boardman, Tracy L. Boardman, Lynne M. Winch, and Pamela L. Winch, of which some are not the issue of Larry D. Boardman.
  - b. The estate of Patricia K. Boardman has not been administered upon nor will there be any administration.

- c. There was no liability for any federal estate tax since the value of the property owned by Patricia K. Boardman at the time of her death was less than \$1,500,000.00 and the filing of Form 706, United States Estate Tax Return, was not required.
- d. This property was titled in the name of Patricia K. Boardman at the time of her death and her interest passed by intestate succession as follows:

One-half to her husband, Larry D. Boardman, and one-half to her four children, Ronnie Boardman, Tracy L. Boardman, Lynne M. Winch, and Pamela L. Winch.

5. Larry D. Boardman's Interest

- a. Larry D. Boardman owned a one-half interest in the above-mentioned property at the time of his death.
- b. Larry D. Boardman was survived by his four children, Tracy L. Boardman, Lynne M. Winch, Pamela L. Winch, and Laura Lee Bell.
- c. The estate of Larry D. Boardman has not been administered upon nor will there be any administration.
- d. There was no liability for any federal estate tax since the value of the property owned by Larry D. Boardman at the time of his death was less than \$11,400,000.00 and the filing of Form 706, United States Estate Tax Return, was not required.
- e. This one-half interest in property was titled in the name of Larry D. Boardman at the time of his death and his interest passed by intestate succession as follows:

One-fourth to his four children, Tracy L. Boardman, Lynne M. Winch, Pamela L. Winch, and Laura Lee Bell.

6. Laura Lee Bell's Interest

- a. Laura Lee Bell owned a one-eighth interest in the above-mentioned property at the time of her death.
- b. Laura Lee Bell was survived by her three children, Mindy L. Noe, Kristin E. Bell and Adam Bell.
- c. The estate of Laura Lee Bell has not been administered upon nor will there be any administration.
- d. There was no liability for any federal estate tax since the value of the property owned by Laura Lee Bell at the time of her death was less than \$5,340,000.00 and the filing of Form 706, United States Estate Tax Return, was not required.

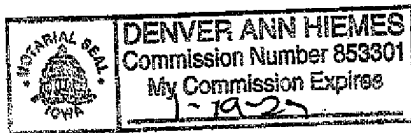
- e. This one-eighth interest in property was titled in the name of Laura Lee Bell at the time of her death and her interest passed by intestate succession as follows:

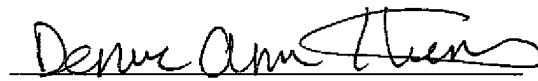
One-third to her three children, Mindy L. Noe, Kristin E. Bell and Adam Bell.

7. See \* below for Affiant's request.  
8. Further this Affiant sayeth not.

  
Ronnie Boardman

Signed and sworn to (or affirmed) before me on May 8<sup>th</sup> 2025, by  
Ronnie Boardman.



  
Signature of Notary Public

\* The Affiant hereby requests the Delaware County Auditor remove Patricia K. Boardman as owner of the above-described property, a one-third interest, so that the above-described property, a one-third interest, is shown on the transfer books as owned by Tracy L. Boardman, Lynne M. Winch, Pamela L. Winch, and Mindy L. Noe, Kristin E. Bell and Adam Bell.