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Document 2025 2777 Type 06 010 Pages 3
Date 10/17/2025 Time 11:31:32AM
Rec Amt \$17.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer/Return To: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, (563) 927-5920
Taxpayer: Richard L. Dunkel, 3343 Rockville Road, Worthington, IA 52078



AFFIDAVIT EXPLANATORY OF TITLE

RE: The Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), and the East one-half (E $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$), and the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) except that part lying and being North of Maquoketa River and East of King's Branch (said exception described as commencing at the Northeast corner of said Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and running thence South two hundred sixty five and seven-tenths (265.7) feet, thence South 25° 15' West two hundred eighty one and one-tenth (281.1) feet, thence South 35° West two hundred forty six and five-tenths (246.5) feet, thence South 37° 05' West one hundred fifty nine and two-tenths (159.2) feet, thence South 37° 45' West two hundred sixty three and four-tenths (263.4) feet, thence South 58° 26' West two hundred thirty one and five-tenths (231.5) feet, thence Northwesterly to a point on the West line of said Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) which point is six hundred eleven and four-tenths (611.4) feet North of the Southwest corner of said Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), thence North to the Northwest corner of said Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), thence East to the place of beginning), and further excepting that part of said Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) included in plat recorded in Book 3 Plats, Page 87, all in Section Thirteen (13); and the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), and the West one-half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), and the Northwest Quarter (NW $\frac{1}{4}$) except Lots One (1) and Two (2) of the Subdivision of the West one-half (W $\frac{1}{2}$) of the West one-half (W $\frac{1}{2}$) of said Northwest Quarter (NW $\frac{1}{4}$), and the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) except Lots One (1), Three (3) and Four (4) of the Subdivision of said Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), and all that part of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ - SE $\frac{1}{4}$) lying West of the North Fork of the Maquoketa River, and Lot 9R and Lot 11R of the Replat of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), except the West three hundred thirty (330.0) feet of the North one hundred sixty four (164.0) feet thereof, according to Agreement recorded in Book P Misc., Page 142, and also except the East one hundred seventy one (171) feet of the West three hundred

eighty (380) feet of Lot Eight (8) of the Subdivision of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty Four (24), Township Eighty Eight (88) North, Range Three (3), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 77; and also except Lots 3 and 4 in Block 6 in the Village of Rockville, Iowa, according to plat recorded in Book A, Page 114, and the westerly 120 feet of that portion of "4th Alley" located in Block 6 in the Village of Rockville, Iowa, according to the recorded survey plan filed February 28, 1846 at Book A, Page 114 et. seq. of the records of Delaware County, Iowa (used for reference even if technically vacated as to the above real estate); also described as all that portion of such "4th Alley" lying northerly of, and adjacent to Lots 3 and 4 of said Block 6, with its westerly boundary being the extended west line of said Lot 3 and its easterly boundary being the extended east line of said Lot 4. Width of 20 feet presumed; in Section Twenty Four (24), all in Township Eighty Eight (88) North, Range Three (3), West of the Fifth P.M.

I, Richard L. Dunkel, state that the herein described real estate has been in my possession since I entered into a Real Estate Contract with my parents, LaVern Dunkel and Marie Dunkel, dated April 12, 1984 and filed May 13, 1984 in Book 115 L.D., Page 88 of the records of the Delaware County Recorder.

LaVern Dunkel and Marie H. Dunkel purchased the above described real estate on a Real Estate Contract from Nicholas Dunkel and Emma Dunkel, husband and wife, dated March 16, 1960 and filed June 27, 1960 in Book 81 L.D., Page 481 of the records of the Delaware County Recorder. The contract included the following portion of the real estate "all that part of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) lying West of the North Fork of the Maquoketa River..." Said contract further referenced that contract Sellers owned the real estate as joint tenants with rights of survivorship and not as tenants in common.

Nick Dunkel a/k/a Nicholas Dunkel died on May 6, 1970 and his will was admitted to probate in Dubuque County on February 1, 1979, which said estate proceedings were transcribed to Delaware County Clerk of District Court in Probate Case No. P-1036. The Inventory of Real Property filed in this Estate Proceeding included "all that part of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) lying West of the North Fork of the Maquoketa River..." and referenced the aforementioned contract which was owned jointly with Emma Dunkel.

Emma Dunkel died on November 20, 1980 and her will was admitted to probate in Howard County on May 28, 1981, which said estate proceedings were transcribed to Delaware County Clerk of District Court in Probate Case No. P-1491. An inventory of the decedent's assets was filed and included reference to real estate Contract dated March 16, 1960, and described the real estate in contract in Book 81, Page 480, but omitted "all that part of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) lying West of the North Fork of the Maquoketa River...". Emma Dunkel's interest in the aforementioned real estate contract passed to her ten children namely, Helen Dunkel Heims, James Dunkel, LaVern Dunkel, Rev. Henry Dunkel, Bernard Dunkel, Dorothy Dunkel Vorwald, Ruth Dunkel Stronck, Nick Dunkel, Jr., Eileen Dunkel Sperfslage and Herbert Dunkel.

A Warranty Deed dated March 1, 1981 and filed February 23, 1982 in Book 111, L.D., Page 38 from aforementioned children and their spouses, conveyed title to the contract Buyers, LaVern Dunkel and Marie Dunkel. This Deed transferred any right, title and interest the children of Emma Dunkel received to LaVern Dunkel and Marie Dunkel.

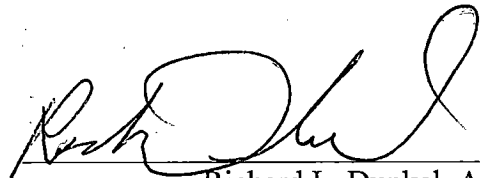
LaVern Dunkel and Marie Dunkel conveyed to Richard L. Dunkel and Jane Dunkel, husband and wife, pursuant to Contract dated April 12, 1984 and filed May 3, 1984 Book 115, L.D., Page 88 of the records of the Delaware County Recorder. The real estate described as "all that part of the Northwest Quarter of the Southeast Quarter (NW ¼ SE ¼) lying West of the North Fork of the Maquoketa River..." was omitted from this contract due to the error made in the Emma Dunkel Probate Proceedings. The intention was to convey all right, title and interest to Richard Dunkel and Jane Dunkel.

LaVern Dunkel passed away on September 6, 1989, and was survived by his wife, Marie Dunkel. Marie Dunkel passed away on June 12, 2014, and was survived by three children: Robert Dunkel, Linda Tauke and Richard L. Dunkel. All of Marie Dunkel's children are also the children of LaVern Dunkel.

When Marie Dunkel passed away no probate administration or intestate estate administration was opened in connection with her passing.

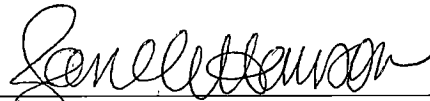
More than five (5) years have passed since LaVern Dunkel's passing and more than five (5) years have passed since Marie Dunkel's death, so an estate cannot be opened.

Dated on October 15, 2025.



Richard L. Dunkel, Affiant

Signed and sworn to (or affirmed) before me on October 15, 2025, by Richard L. Dunkel.



Signature of Notary Public

