

Recorded: 5/6/2026 at 11:11:23.0 AM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2026 PG: 1128

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

### AFFIDAVIT

STATE OF IOWA, COUNTY OF LINN, ss:

I, Scott M. O'Shea, being first duly sworn on oath, depose and state as follows:

1. An Affidavit of Surviving Joint Tenant was filed June 7, 2023 in Book 2023, Page 1279 regarding the death of former titleholder May Ellen Richter who died May 22, 2023.

2. The following described real estate was owned only by Mary Ellen Richter and Robert G. Naeve and Kary L. Naeve, as joint tenants with full rights of survivorship at the time of Mary Ellen Richter's death:

Unit Five (5) and the undivided interest in the land and common elements appurtenant to said Unit in "Stonehaven Condominiums", according to Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Stonehaven Condominiums Manchester, Iowa, recorded in Book 2005, Page 2826, and Amendment to Declaration of Submission to a Horizontal Property Regime and of Easement, Restrictions and Covenants for Stonehaven Condominiums Manchester, Iowa, recorded in Book 2005, Page 3121, and Second and Amendment to Declaration of Submission to a Horizontal Property Regime and of Easement, Restrictions and Covenants for Stonehaven Condominiums Manchester, Iowa, recorded in Book 2007, Page 3963

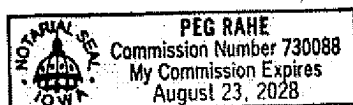
3. The Affidavit of Surviving Joint Tenant stated that an Iowa inheritance tax return was required to be filed.

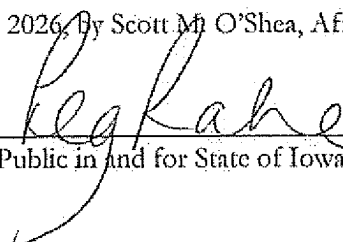
4. Attached as Exhibit A is the Iowa Department of Revenue Inheritance Tax Clearance showing the Iowa inheritance tax has been paid in full regarding the death of Mary Ellen Richter.

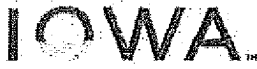
Dated: May 6, 2026

  
\_\_\_\_\_  
Scott M. O'Shea, Affiant

Signed and sworn to (or affirmed) before me this 6<sup>th</sup> day of May, 2026, by Scott M. O'Shea, Affiant.



  
\_\_\_\_\_  
Notary Public in and for State of Iowa



Department of Revenue  
PO Box 10467  
Des Moines, IA 50306-0467

L0004931005

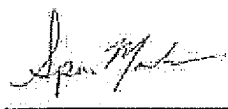


183 E MICHAEL CARR  
117 S FRANKLIN ST  
MANCHESTER IA 52057

Date: November 20, 2024  
Letter ID: L0004931005  
IDR ID: 1309968605  
Account Type: Inheritance  
Account ID: INH-13099-69605  
Filing Period: May 22, 2023

COPY FOR AUTHORIZED REPRESENTATIVE OF RICHTER, MARY:

**Iowa Department of Revenue Inheritance/Estate Tax Clearance**

Date: November 20, 2024 Estate of: RICHTER, MARY	Reference Number: L0004931005 County: Probate Number:
Upon examination of the return and the records now on file with the Department, it is certified that the Iowa inheritance tax has been paid in full as of the date shown above. This clearance is subject to the limitations provided in Iowa Administrative Code rule 701—900.12.	
	 <hr/> Spencer Morehouse, Compliance Bureau Chief