

Recorded: 8/26/2026 at 9:07:15.0 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: 2506

Preparer: Patrick B. Dillon, 209 E 1st Street, Sumner, IA 50674, 563-578-1850
After Recording Return To: Amos Christner, 2854 HWY 38, Hopkinton, IA 52237

AFFIDAVIT

STATE OF IOWA, Clayton COUNTY, ss:

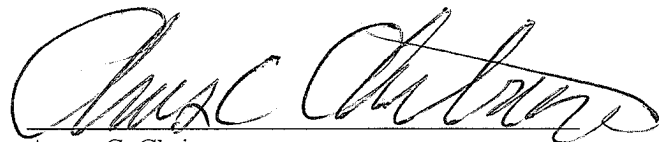
I, Amos C. Christner, being first duly sworn on oath, depose and state the following:

1. That I am personally familiar with the property legally described as:

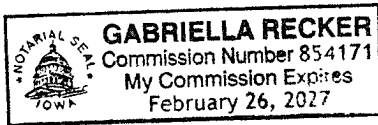
Lots Nine (9) and Ten (10) of The Village – Second Addition Part Of The SW ¼ & Part Of The SE ¼ Of Section 19, T88N, R4W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2008, Page 32, from the 30th day of October 2012 at 8:00 o'clock A.M. to the 13th day of August, 2026, at 8:00 o'clock A.M.

2. Title to the property was conveyed to me, Amos C. Christner by Corporate Warranty Deed signed by H&H Investment, Inc. By: Evan R. Hughes, President, dated November 7, 2012 and filed for record November 13, 2012 in the office of the Clayton County Recorder in Book 2012 Page 3858.
3. As husband and wife, I, Amos C. Christner, and Fannie Christner signed a Real Estate Contract to Enos H. Stutzman and Nettie E. Stutzman, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, dated November 22, 2023 and filed for record on January 11, 2024 in the office of the Clayton County Recorder in Book 2024, Page 88. Fannie joined the conveyance only to release any dower claim or interest and never had title.
4. Fannie Christner died on November 14, 2025, and I, Amos C. Christner, remain the contract seller contract to Enos H. Stutzman and Nettie E. Stutzman and have executed a deed as a single person to complete the same.
5. This affidavit is to clear title.

Further, this Affiant sayeth not.


Amos C. Christner

This instrument was acknowledged before me on this 25 day of August, 2026, by Amos C. Christner, a single person.




Notary Public - State of Iowa