

Recorded: 9/28/2026 at 12:41:07.0 PM
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: 2836

This instrument prepared by and return to:
ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2660 – 73rd Street, Urbandale, Iowa 50322 Phone # (515) 278-0623
Mail tax statements to:
DANE W. THOMAS, 110 Grant Street, Ryan, Iowa 52330 File #47719-26-RFB (rfb)

AFFIDAVIT EXPLANATORY OF TITLE

Legal: **The South Half (S ½) of Lots 9, 10, 11, 12, and 13 in Block 1 in RYAN, Delaware County, Iowa, according to the plat recorded in Book 1 Plats, Page 42**

Address: **110 Grant Street, Ryan, Iowa 52330**

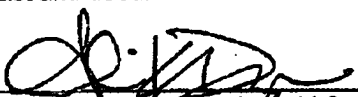
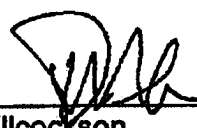
I, **Tim Willcockson**, being first duly sworn upon my oath, to depose and state that I am the duly-appointed personal representative of the Estate of Justine Smock, currently pending in Delaware County District Court as ESPR 006812. In such capacity, I further state that I am familiar with the chain of title to the above-referenced property.

The Decedent took title to the above-encaptioned real estate by warranty deed, given by Kesha D. Billings, formerly known a Kesha D. Kaiser, and Darin E. Billings, wife and husband, in favor of Justine Straw, which deed was filed June 24, 2013 in Book 2130, Page 2127. Justine Straw subsequently married Jeffrey Smock. I know of my own personal knowledge and investigation that wherever in the chain of title the names **Justine Straw, Justine Jo Straw, Justine Smock, and Justine Jo Smock** appear, they refer to the same person.

I further state that Justine Smock died survived by her spouse, **Jeffrey Joe Smock**; and her sons, **Jordon Smock** (the son of Jeffrey Smock) and **Derrick Dean Klever** (not the son of Jeffrey Joe Smock). **Jeffrey Joe Smock** died on November 28, 2025. No estate has been opened for Jeffrey Joe Smock. The Estate of Justine Smock is an insolvent estate and all real estate proceeds will be used to pay administration costs and the claim of the Iowa Department of Human Services / Estate Recovery Program. Therefore, no money will be distributed to the beneficiaries of the Estate or their successors.

This Affidavit is given pursuant to Iowa Code § 558.8 to explain a defect in the chain of title.

Further this Affiant sayeth naught.

STATE OF IOWA) COUNTY OF POLK) SS: On this <u>16th</u> day of <u>September</u>, 2026, before me the undersigned, a Notary Public in and for said State, personally appeared Tim Willcockson, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.  Notary Public in and for said State	Dated: <u>September 16</u>, 2026  Tim Willcockson ESTATE RECOVERY PROGRAM 2100 Westown Parkway • Suite 100 West Des Moines, Iowa 50265 ADMINISTRATOR
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