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INDX

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

✓ **Preparer Information:** Matthew Hemphill, 218 S. 8th Street, Adel, Iowa 50003.
Return Document To: Matthew Hemphill, 218 S. 8th Street, Adel, Iowa 50003.

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA, COUNTY OF DALLAS ss:

I, Matthew Hemphill, being first duly sworn on oath, depose and state as follows:

1. I am an attorney and licensed to practice law in the state of Iowa.
2. I represented Jack L. Boughton ("Jack") in a dissolution of marriage proceeding recently concluded, Dallas County case no. CDDM009904 ("Divorce").
3. As part of my representation of Jack, I became familiar with the chain of title of the following described real estate in Madison County, Iowa that was subject to the Divorce:

Parcel L being a part of the Northwest $\frac{1}{4}$ of Section 16, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, as shown in a survey recorded on July 30, 2020, at Book 2020, Page 2765.

("Real Estate").

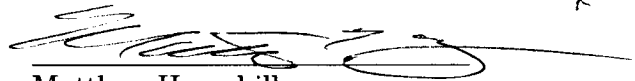
4. At the time the parties settled the issues in the Divorce, Jack had previously conveyed his one-half interest in Real Estate to his three children: Brenda Mataya, Brent Boughton and Gwendolen Berlin. The remaining one-half interest was then owned by Judith F. Boughton, Jack's former spouse, and subject to her conservatorship, Madison County case no. GCPR013121.
5. As part of the stipulation in the Divorce, Judith F. Boughton ("Judith"), and her conservator, Roxane Penick, agreed to convey Judith's one-half interest in the Real Estate to Jack. Said conveyance was made via quit claim deed executed by Judith October 29, 2020 and recorded in the office of the Madison County Recorder on November 5, 2020, in Book 2020, Page 4287.

6. Roxane Penick, Judith's conservator, executed a court officer's deed, following court approval in the referenced conservatorship, conveying the Real Estate, on behalf of the conservatorship, to Jack, with said deed executed October 29, 2020 and recorded in the office of the Madison County Recorder on November 5, 2020, in Book 2020, Page 4288.

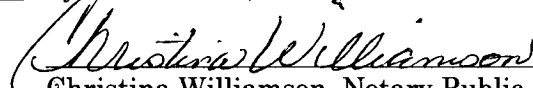
7. Jack then executed a quit claim deed conveying all his interest in the Real Estate to his three children: Brenda Mataya, Brent Boughton and Gwendolen Berlin, via quit claim deed executed November 14, 2020, and recorded in the office of the Madison County Recorder on November 17, 2020, in Book 2020, Page 4432.

8. All references to the "Van Meter Homestead, " Marital Homestead," or "Homestead" in the Divorce proceeding includes the Real Estate.

Dated this 8 day of December, 2020.


Matthew Hemphill

Subscribed and Sworn to before me this 8th day of December, 2020.


Christina Williamson, Notary Public
in and for the State of Iowa

