BK: 6807 PG: 688
Recorded: 9/24/2026 at 9:05:39.0 AM
County Recording Fee: $37.00
Iowa E-Filing Fee: $3.69
Combined Fee: $40.69
Revenue Tax: $0.00
Kim Painter RECORDER
Johnson County, Iowa

Prepared By and Return Document To: Michael S. Vervaecke, Hayek, Moreland & Smith, L.L.P., 120 East Washington Street, Iowa City, IA 52240-3924; Phone: 319-337-9606; Email: mvervaecke@hayek-law.com
Send Tax Statements To: Estate of Marlin R. Ingalls, 1064 46th Street, Des Moines, IA 50311

AFFIDAVIT REGARDING FIVE (5) FEET OFF THE EAST SIDE OF THE EAST FIFTY (50) FEET OF THE NORTH HALF OF LOT THREE (3), IN BLOCK THIRTY-SEVEN (37) IN IOWA CITY, IOWA, ACCORDING TO THE RECORDED PLAT THEREOF.

STATE OF IOWA, Polk COUNTY) ss:

I, Cheryl L. Peterson, being first duly sworn on oath, depose and state:

1. I am the Administrator of the Estate of Marlin R. Ingalls, Deceased, that is pending in the Iowa District Cour for Johnson County as Probate No. ESPR036926.

2. As Administrator of the Estate of Marlin R. Ingalls, I was the Plaintiff that filed a Petition in Equity to Quiet Title to the real estate described in the above caption on March 6, 2026, in the Iowa District Court in and for Johnson County as Equity No. EQCV087419.

3. An Order was filed on April 24, 2026 in the Iowa District Court in and for Johnson County Equity No. EQCV087419 decreeing that Estate of Marlin R. Ingalls is the absolute and unqualified owner in fee simple of the real estate described in the above caption. A file-stamped copy of the Order is attached to this Affidavit.

4. Title to the real estate described in the above caption is vested in the name of the Estate of Marlin R. Ingalls.

5. The Auditor is requested to enter this information on the transfer books.

Cheryl L Peterson Dated: 9·22·2026

Cheryl L. Peterson
Administrator of the Estate of Marlin R. Ingalls, Deceased, Johnson County Probate No. ESPR036926

STATE OF IOWA, Polk COUNTY, ss:

On this 22nd day of ~~April~~ September, 2026, before me, the undersigned, a Notary Public in and for said State personally appeared **Cheryl L. Peterson, Administrator of the Estate of Marlin R. Ingalls, Deceased, Johnson County Probate No. ESPR036926,** to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

NOTARIAL SEAL IOWA
REBECA MARTINEZ-ARIAS
Commission Number 856229
My Comm. Expires 05/24/2027

Notary Public in and for said State

IN THE IOWA DISTRICT COURT IN AND FOR JOHNSON COUNTY

ESTATE OF MARLIN R. INGALLS, BY CHERYL L. PETERSON, ADMINISTRATOR,	)	**EQUITY NO. EQCV087419**
PETITIONER,	)	
vs.	)	
ANNA SCHMIDT; ALL HEIRS, SPOUSES, ASSIGNS, GRANTEES, LEGATEES, DEVISEES AND BENEFICIARIES OF ANNA SCHMIDT; AND ALL UNKNOWN CLAIMANTS; AND ALL PERSONS UNKNOWN CLAIMING ANY RIGHT, TITLE OR INTEREST IN AND TO THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:	)	**DECREE**
FIVE (5) FEET OFF THE EAST SIDE OF THE EAST FIFTY (50) FEET OF THE NORTH HALF OF LOT THREE (3), IN BLOCK THIRTY-SEVEN (37) IN IOWA CITY, IOWA, ACCORDING TO THE RECORDED PLAT THEREOF,	)	
DEFENDANTS.	)	

BE IT REMEMBERED this matter comes on before the Court in its regular order.

The Court, having examined the records and files herein and being fully advised in the premises, FINDS satisfactory Proof of Service of Original Notice has been filed herein and that Original Notice of the pendency of this action has been served upon each and all of the Defendants herein, including all unknown claimants and all persons unknown claiming any right, title or interest in and to the premises herein described and all the heirs, spouses, assigns, grantees, legatees, devisees and beneficiaries of said unknown claimants and the named

Defendant Anna Schmidt by the publication of the Original Notice in the Iowa City Press Citizen, a newspaper of general circulation printed and published in the City of Iowa City, Johnson County, Iowa, the County in which the Petition is filed, once each week for three consecutive weeks, the last publication thereof having been made on March 26, 2026.

The Court further FINDS that prior to the first publication of said Original Notice on March 12, 2026, an Affidavit of Service of Notice by Publication was filed herein stating that personal service of Original Notice could not be made within the State of Iowa upon the Defendants and that an unsuccessful diligent inquiry to ascertain the names and mailing addresses of the Defendants both known and unknown had been made.

The Court further FINDS that said service of Original Notice upon all Defendants was in due form of law, legal and binding and sufficient notice to the Defendants of the pendency of this Action.

The Court further FINDS that this Court has jurisdiction of the parties and subject matter herein.

The Court further FINDS Michael W. Kennedy was appointed Guardian ad Litem for all of the Defendants unknown. Michael W. Kennedy has filed an Appearance and Answer. Michael W. Kennedy as Guardian ad Litem has approved this Decree as to form and substance.

The Court having fully considered the Petition FINDS that the equities are with the Petitioner and that the allegations and statements contained in Petitioner's Petition are true and correct and that the Petitioner is entitled to the relief demanded in their Petition.

The Court further FINDS that Petitioner, Estate of Marlin R. Ingalls, is the absolute owner in fee simple of all of the following described real estate situation in Iowa City, Johnson County, Iowa, to wit:

FIVE (5) FEET OFF THE EAST SIDE OF THE EAST FIFTY (50) FEET OF THE NORTH HALF OF LOT THREE (3), IN BLOCK THIRTY-SEVEN (37) IN IOWA CITY, IOWA, ACCORDING TO THE RECORDED PLAT THEREOF,

and that the Defendants have no right, title, lien or interest in, to or upon said real estate or any part thereof.

WHEREFORE, IT IS ORDERED, ADJUDGED AND DECREED that Petitioner, Estate of Marlin R. Ingalls, be and is hereby adjudged to be the absolute and unqualified owner in fee simple of:

FIVE (5) FEET OFF THE EAST SIDE OF THE EAST FIFTY (50) FEET OF THE NORTH HALF OF LOT THREE (3), IN BLOCK THIRTY-SEVEN (37) IN IOWA CITY, IOWA, ACCORDING TO THE RECORDED PLAT THEREOF,

and the Defendants, known and unknown, are hereby forever barred and estopped from having or claiming any right, title or other interest thereto.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the court costs shall be paid by Petitioner.

Clerk to notify.

State of Iowa Courts

Case Number	**Case Title**
EQCV087419	ESTATE OF MARLIN R. INGALLS VS. ANNA SCHMIDT ET AL
Type:	Other Decree

So Ordered

Michael Harris, District Court Judge,
Sixth Judicial District of Iowa

Electronically signed on 2026-04-24 11:52:31