Fun Iowa Realty

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DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA

Return document to: William D. Werger, 401 East Main Street, Manchester, IA 52057 (563) 927-5920
Preparer Information: William D. Werger, 401 East Main Street, Manchester, IA 52057 (563) 927-5920
Taxpayer Information: Marie T. Recker, 1008 Gales Avenue, Manchester, IA 52057

William D. Werger, ISBA # 8095

SPACE ABOVE THIS LINE FOR RECORDER

AFFIDAVIT EXPLANATORY OF TITLE

Concerning:
That part of Lot Twenty One (21) of Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1, described as commencing at a point on the North line of said Lot Twenty One (21) which is five hundred thirteen and four one-hundredths (513.04) feet East of the Northwest corner of said lot and of the East line of North Franklin Street in said City, thence East a distance of eighty four (84.0) feet to the West line of Gales Avenue in Gales Subdivision to Manchester, Iowa, thence South a distance of one hundred thirty two (132.0) feet along the West line of said Gales Avenue, thence West a distance of eighty four (84.0) feet along the South line of said Lot Twenty One (21), thence North one hundred thirty two (132.0) feet to the point of beginning.

Now known as:

That part of Lot Twenty One (21) of Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1, described as commencing at a point on the North line of said Lot Twenty One (21) which is eighty four (84) feet West of the West line of Gales Avenue, thence East a distance of eighty four (84.0) feet to the West line of Gales Avenue in Gales Subdivision to Manchester, Iowa, thence South a distance of one hundred thirty two (132.0) feet along the West line of said Gales Avenue, thence West a distance of eighty four (84.0) feet along the South line of said Lot Twenty One (21), thence North one hundred thirty two (132.0) feet to the point of beginning.

STATE OF IOWA)
) **ss:**
DELAWARE COUNTY)

I, William D. Werger, being first duly sworn on oath do depose and state as follows:

1. I am the attorney who represented Marie T. Recker when she purchased this property.
2. In examining the title, it was determined that there was a discrepancy in the measurement of the north line of the property based upon prior plats of Henry Acer's Subdivisions, Gales Subdivision and Oscar Smith Subdivision.
3. After consultation with the Delaware County Auditor, it was determined that the legal description should be corrected to properly describe the property in question as beginning 84 feet west of the west line of Gales Avenue on the north line of Lot 21.
4. The point of beginning was corrected since the initial measurement of 513.04 feet from the northwest corner of Lot 21 was obviously wrong based upon the measurements contained in the plats surrounding this parcel.
5. The corrected description is consistent with the surrounding property as platted.

Dated this 30th day of November, 2006.

William D. Werger

Subscribed and sworn to before me, a Notary Public, by William D. Werger this 30th day of November, 2006.

LORI L. DREES
Commission Number 729188
My Commission Expires
2-28-07

Notary Public In And For The State Of Iowa