Book 2013 Page 2456

Document 2013 2456 Type 06 010 Pages 2
Date 7/25/2013 Time 9:59:02AM
Rec Amt $19.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

AFFIDAVIT EXPLANATORY OF TITLE

Recorder's Cover Sheet

Preparer Information:
James T. Peters, P.O. Box 774, Independence, IA 50644, Phone: (319) 334-9992

Taxpayer Information:
City of Manchester, 208 E. Main, Manchester, IA 52057

Return Address
Peters Law Office, P.O. Box 774, Independence, IA 50644

Grantors:
Edmund Schaul, Trustee and Sherry Schaul, Trustee

Grantees:
City Of Manchester, Iowa

Legal Description: See Page 2

Document or instrument number if applicable:

AFFIDAVIT EXPLANATORY OF TITLE

I, JAMES T. PETERS hereby state under oath as follows:

1. That I am well and personally acquainted with transactions involving the City of Manchester and Edmund P. Schaul as Trustee under the provision of a trust agreement created by Edmund P. Schaul dated 11-10-1999 regarding property located in the city of Manchester, Iowa, more specifically described as:

> The South ½ of Lots 7 and 8, Block 4, Toodgood and Bethel's Subdivision of the North part of Lot I of Iowa Land Company's Subdivision of part of Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 9.

2. I further state that I am acquainted with transactions involving the real estate. I note that any reference to Lot 1 of Iowa Land Company's Subdivision of part of Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 9 refers to the above described property. The use of the number (1) rather that Lot I is simply a typographical error and does not affect the transfer of title in any way anticipated by the Trustee when the deed dated December 20, 2012 and filed of the office of the Delaware County recorder December 21, 2012 in Book 2012, . P4439 and the deed from Sherry A. Schaul as Trustee dated December 20, 2012 and filed in the office of the Delaware County Recorder on December 21, 2012 in Book 2012, P. 4442. These deeds did in fact transfer the property with the scrivener's error of reference to Lot 1 rather than Lot I.

3. This Affidavit is given explanatory of title with regard to the above described property.

James T. Peters, Attorney at Law

STATE OF IOWA)
) ss.
COUNTY OF BUCHANAN)

On this 19th day of July, 2013, before me, a Notary Public in and for the State of Iowa, personally appeared JAMES T. PETERS, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

Commission No. [illegible]
My Comm. Exp. 11/17/15

Sharon D. Smock
Notary in and for the State of Iowa