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Document 2013 3723 Type 06 010 Pages 2
Date 12/02/2013 Time 3:14:50PM
Rec Amt $12.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by and Return to: Steven E. Carr, 117 S. Franklin St., PO Box 333, Manchester, IA 52057 (563) 927-4164

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

Parcel J; Part Of The SE¼-NE¼ In Sec. 31, T89N, R5W Of The Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2000, Page 1275

The undersigned after being duly sworn on oath, states as follows:

1. In the chain of title to the above described real estate appears a legal description as follows:

That part of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section Thirty One (31), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. described as beginning at the Southeast corner of said Northeast Quarter (NE¼), running thence North along the East line of said Northeast Quarter (NE¼) eighteen and sixty and two-thirds one-hundredths (18.60 2/3) chains to the South line of the Railroad right-of-way, thence Southwesterly along said South line fifteen and thirty three one-hundredths (15.33) chains to the West line of Twelfth Street in the City of Manchester, Iowa, as originally platted, thence North along said West line to the North line of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of said Section, thence West twenty four (24) rods to the Northwest corner of said Southeast Quarter (SE¼) of the Northeast Quarter (NE¼), thence South to the Southwest corner of said Southeast Quarter (SE¼) of the Northeast Quarter (NE¼), thence East to the point of beginning, except a strip of land ten (10) feet wide adjoining the Railroad right-of-way on the South and extending nine hundred sixteen (916) feet Westerly from

the East line of said Northeast Quarter (NE¼) and further excepting the Railroad right-of-way

2. The East boundary of Parcel J is the same line as that portion of "the West Line of Twelfth Street in the City of Manchester, Iowa, as originally platted" according to plat recorded in Book I, Page 284 and vacated according to recording in Misc. Book D, Page 452, stated in the above legal description in the chain of title of Parcel J.

3. In lieu of any survey remarks of "the West line of Twelfth Street in the City of Manchester, Iowa, as originally platted" according to plat recorded in Book I, Page 284 and vacated according to recording in Misc. Book D, Page 452 to be of my knowledge, this verification comes from reviewing the records of Delaware County through my position of employment in the office of the Delaware County Auditor.

Dated this 26 day of November, 2013.

Peggy Hildebrand, Deputy Auditor

Subscribed and sworn to before me by Peggy Hildebrand this 26th day of November, 2013.

ANNE RAVE
Commission Number 757587
MY COMMISSION EXPIRES
MARCH 25, 2015

Notary Public in and for the State of Iowa