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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer Information Thomas J. Hanson, 401 East Main Street, Manchester, (563) 927-5920
Individual's Name | Street Address | City | Phone

Thomas J. Hanson, ISBA # 02110

SPACE ABOVE THIS LINE FOR RECORDER

AFFIDAVIT

IN RE: Lot One (1) of Southwest Industrial Park Third Subdivision, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2012, Page 1769.

STATE OF IOWA, COUNTY OF DELAWARE ss:

I, Leo K. Monaghan, being first duly sworn on oath depose and state that I am the President of Manchester Enterprises, Inc. That Manchester Enterprises, Inc. was the developer of the Southwest Industrial Park Third Subdivision filed on May 30, 2012 in Book 2012, Page 1769 of the records of the Delaware County Recorder. Said subdivision contains Lot 1 which was sold by Manchester Enterprises to Richard T. Erickson and Mary C. Sciascia pursuant to Warranty Deed filed June 8, 2012 in Book 2012, Page 1876. That I have been informed that said real estate was further transferred to Iowa Partners, LLC pursuant to Quit Claim Deed filed September 12, 2013 in Book 2013, Page 2935 of the records of the Delaware County Recorder and that the said Iowa Partners, LLC is the current titleholder of said real estate.

There is on file with regard to the said Southwest Industrial Park Third Subdivision certain Declaration of Protective Covenants and Restrictions filed July 28, 2011 in Book 2011, Page 2392 of the records of the Delaware County Recorder. That I am knowledgeable of these covenants and restrictions and in particular I am knowledgeable of their applicability to the above described Lot 1.

As President of Manchester Enterprises, Inc. I know of my own personal knowledge that construction of the contemplated building on the above described lot has been completed and therefore Covenant No. 13 "Commencement and Completion of Construction" is no longer applicable as construction has been completed within the time frame stated therein.

That further, with regard to Covenant No. 14 "Repurchase of Undeveloped Lots" that there are no undeveloped areas within said Lot 1 which would be subject to repurchase under the provisions of said Covenant 14 and therefore said Covenant 14 no longer has any applicability to said Lot 1.

Leo K. Monaghan – President
Manchester Enterprises, Inc.

Subscribed and sworn to before me by Leo K. Monaghan this day 24 of February, 2014.

NOTARIAL SEAL IOWA
THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2016

Notary Public in and for the State of Iowa