Recorded: 6/14/2016 at 11:22:44.0 AM
Fee Amount: $12.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2016 PG: 1522

Return to / Preparer: James T. Peters, P.O. Box 774, Independence, IA 50644; (319)334-9992

AFFIDAVIT EXPLANATORY OF TITLE

I, the undersigned, hereby state under oath as follows:

1. That I am well and personally acquainted with transactions involving the following-described property:

   Parcel 2015-107 is that part of Adams Street lying in the Southeast 1/4 of the Northeast 1/4 of Section 13, Township 87 North, Range 6 West of the 5th P.M., City of Ryan, Delaware County, Iowa, described as follows: Beginning at the East Quarter Corner of said Section 13; thence South 88 degrees 35' 25" West 33.00 feet along the South line of the Southeast 1/4 of the Northeast 1/4 of said Section 13, thence North 1 degree 48' 13" West 240.56 feet to a point of intersection with the Northwesterly extension of the Northerly line of Parcel K as filed for record in Book 2012, Page 3649 in the Office of the Recorder of Delaware County, Iowa; thence South 75 degrees 56' 30" East 34.31 feet to the Northwest 1/4 of said Section 13; thence South 1 degree 48' 13" East 231.41 feet along said East line to the point of beginning, containing 0.18 acres.

2. That the reference to parcel 2015-107 in the description simply referred to a parcel that was used to a identifying the property at the Delaware County courthouse. The parcel number is not necessary to the description of the property and adds no additional information to describe the property.

3. The quitclaim deed issued by the City of Ryan excludes any reference to the parcel number describing the property as:

   that part of Adams Street lying in the Southeast 1/4 of the Northeast 1/4 of Section 13, Township 87 North, Range 6 West of the 5th P.M., City of Ryan, Delaware County, Iowa, described as follows: Beginning at the East Quarter Corner of said Section 13; thence South 88 degrees 35' 25" West 33.00 feet along the South line of the Southeast 1/4 of the Northeast 1/4 of said Section 13, thence North 1 degree 48' 13" West 240.56 feet to a

point of intersection with the Northwesterly extension of the Northerly line of Parcel K as filed for record in Book 2012, Page 3649 in the Office of the Recorder of Delaware County, Iowa; thence South 75 degrees 56' 30" East 34.31 feet to the Northwest 1/4 of said Section 13; thence South 1 degree 48' 13" East 231.41 feet along said East line to the point of beginning, containing 0.18 acres.

The real estate as described in paragraph 3 above describes the same property as referred to in paragraph one above. The only difference in the description is the deletion of the reference to the parcel number.

4. This affidavit is filed from my personal knowledge and experience for the purpose of clarifying the status of title to the above-described property.

Affiant James T. Peters

STATE OF IOWA, COUNTY OF BUCHANAN, SS:

This instrument was acknowledged before me on 6/13, 2016, by James T. Peters

SHARON D. SMOCK
Commission Number 149371
My Commission Expires
11/17/18

Sharon D. Smock
Notary Public