Recorded: 6/19/2020 at 8:02:28.0 AM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 2002

Prepared by: Raymond D. Berger, Berger & Buchmeyer, Attorneys-at-Law, P.O. Box 76, Davenport, IA 52805 (563) 327-0130
Return to: Solidifi, 88 Silva Lane, Tech 4-Suite 210, Middletown RI, 02842 (888) 554-6327

AFFIDAVIT EXPLANATORY OF TITLE
(Mortgage Missing Marital Status Recitation)

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

RE: Lots Seven (7) and Eight (8), and the West One-Half (W ½) of Lot Nine (9), except the North Fifty Four (54) Feet thereof, Block Four (4), Gifford's Addition to Edgewood, Delaware County, Iowa, according to the Plat recorded in Book 1 Plats, Page 6.
AND
Lot Ten (10) and the East One-Half (E ½) of Lot Nine (9), Block Four (4), Gifford's Addition to Edgewood, Delaware County, Iowa, according to the Plat recorded in Book 1 Plats, Page 6.

Locally known as: 100 E Jackson Street, Edgewood, Iowa 52042

I, the undersigned, John A. Carithers being first duly sworn upon oath, do depose and state:

1. That John A. Carithers is the titleholder to the above-described property; and

2. That I, John A. Carithers executed the Mortgage to Mortgage Electronic Registration Systems, Inc. ("MERS") acting solely as a nominee for FirstBank, acknowledged November 21, 2018 and filed December 7, 2018 in Book 2018 at Page 3472 and in the Office of the Delaware County, Iowa Recorder's Office (hereinafter "Mortgage"); and

3. That due to a scrivener's error, the Mortgage mistakenly omitted the marital status recitation required by Iowa Code §561.13 and Iowa Land Title Standard 5.3; and

4. That we hereby certify that on the date of execution of the Mortgage, November 21, 2018, I, John A. Carithers, was divorced and unmarried; and

5. The marital status recitation on the Mortgage should have read: a single person; and

6. That I offer this affidavit to pursuant to Iowa Code §558.8 to clear any potential lien or cloud that may appear in the chain of title to the above-referenced property arising from that omission.

I, John A. Carithers, do state and avow that the foregoing statements are true and correct.

Dated this 10th day of June, 2020

John A. Carithers, Affiant

I, the undersigned, a Notary Public, in and for Delaware County, Iowa, do hereby certify that John A. Carithers personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 10th day of June, 2020.

SEAL
THERESA ENGELKE
Commission Number 767057
My Commission Expires
March 08, 2023

Notary Public

CDM-1255648/ 67145