Recorded: 5/15/2025 at 9:56:04.0 AM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1230

Preparer Info/Return to: Scott M. O'Shea, O'Shea & O'Shea, PC, 1007 Longfellow Drive, Hiawatha, IA 52233 319.362.3640

AFFIDAVIT OF SCRIVENOR ERROR

STATE OF IOWA, COUNTY OF LINN, ss:

I, Christopher M. O'Shea, being first duly sworn (or affirmed) under oath, state as follows:

1. This affidavit is made of my own personal knowledge.

2. On behalf of O'Shea & O'Shea, PC, I recorded a quit claim deed on 4/11/2025 in Book 2025, Page 918 in Delaware County, Iowa for the following described property:

See Exhibit A

(locally known as 26336 232nd Avenue, Delhi, IA 52223)

3. Pursuant to the quit claim deed, we inadvertently conveyed the property to Randall James Cook.

4. I hereby affirmatively state that the property should be conveyed to Randall John Cook not Randall James Cook .

5. This affidavit is given to correct the scrivener's error contained in the acknowledgment to the deed, and hereby clear any title objection hereafter.

Date: May 13, 2025

Christopher M. O'Shea, Affiant

Signed and sworn to (or affirmed) before me on this 13 of May, 2025, by Christopher M. O'Shea, Affiant.

JASON C MCCARVILLE
Commission Number 824433
My Commission Expires
March 30, 2026

Notary Public in and for State of Iowa

Exhibit A

Lot Four (4) of Hawker H -H Subdivision in the W 1/2 of the NW 1/4 of Section 29, Township 88 North, Range 4, West of the 5th P.M., Delaware County, Iowa. Subject to an easement for road purposes and ingress and egress, on foot or by motor vehicle, for use in common by all owners and lessees of lots in the Subdivision, their guests and invitees, said easement being thirty (30.0) feet in width, the centerline of which lies along Northwesterly line of said Lot Four (4).