

BK: 2019 PG: 2450
Recorded: 8/9/2019 at 8:25:02.0 AM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.22
Combined Fee: \$15.22
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

PLEASE RETURN TO: MIDAMERICAN ENERGY ATTN: RIGHT-OF-WAY SERVICES P.O. BOX 657 DES MOINES, IA 50303-0657
Prepared by: Christopher S. Talcott, Davis Brown Law Firm, 215 10th St. Suite 1300, Des Moines, IA 50309; (515)288-2500

AFFIDAVIT EXPLANATORY OF TITLE

RE: The North Half (1/2) of the Northwest Quarter (1/4) of Section Thirty-two (32), in Township Seventy-seven (77) North, of Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa

STATE OF Iowa, COUNTY OF Guthrie, ss:

I, Susan Kading, being first duly sworn, on oath state to my actual and personal knowledge:

1. Jack Arthur Kading is the holder of a life estate in the real property described above (the “**Subject Real Estate**”), and was a party to the following described agreement:

Windpark Easement Agreement as evidenced by a Memorandum of Windpark Easement Agreement between Jack Arthur Kading, Life Estate, Tara Largent and Jeff Largent, her husband, and Lance Kading and Megan Kading, his wife, and Angela Boyle and Josh Boyle, her husband, Remainderman, and MidAmerican Energy Company dated January 31, 2018, filed March 2, 2018, in Book 2018, page 695 of the Madison County Recorder’s Office, as amended by a First Amendment to Windpark Easement Agreement evidenced by Memorandum of First Amendment to Windpark Easement Agreement between Jack Arthur Kading, a single person, as to a Life Estate interest; and Tara Largent, a married person, Lance Kading, a married person, and Angela Boyle, a married person, being all of the living children of Jack Arthur Kading, and Jack Arthur Kading, as Conservator for the Unborn Children of Jack Arthur Kading, collectively as to all of the Remainder interest, and MidAmerican Energy Company dated May 28, 2019, filed June 4, 2019 in Book 2019, Page 1644 of the Madison County Recorder’s Office (collectively, the “**Windpark Agreement**”).

2. The Windpark Agreement incorrectly identifies Jack Arthur Kading as a single person, but in fact at all times the Windpark Agreement has remained in effect I have been married to Jack Arthur Kading.

3. I do not reside at the Subject Real Estate nor did I reside at the Subject Real Estate at the various times of execution of the Windpark Agreement and recording of the Memoranda relating thereto, and I do not presently claim nor did I claim at such times the Subject Real Estate as my homestead.

3. This Affidavit is being filed as explanatory of title pursuant to Iowa Code § 558.8.

Signed this 7th day of August, 2019.

Susan Kading
Susan Kading

Subscribed and sworn to before me, a Notary Public, on this 07 day of 08 2019 by Susan Kading.

Cliff Song
Notary Public in and for the State of Iowa
My commission expires: 03-22-21

