



Document 2020 1241

Book 2020 Page 1241 Type 06 009 Pages 3
Date 4/13/2020 Time 12:37:26PM
Rec Amt \$17.00

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SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**EXPLANATORY AFFIDAVIT
Recorder's Cover Sheet**

Preparer Information:

Aaron H. Ginkens, 2700 Westown Parkway, Suite 170, West Des Moines, Iowa 50266
Phone: (515) 255-8680

Taxpayer Information:

Hilsabeck Land Management, L.L.C. 25896 Riverview Ridge Road, Adel, Iowa 50003

Return Document To:

E Hilsabeck Land Management, L.L.C. 25896 Riverview Ridge Road, Adel, Iowa 50003

Grantors:

Anthony S. Clem and Anne M. Clem, Husband and Wife

Grantees:

Hilsabeck Land Management, L.L.C.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



EXPLANATORY AFFIDAVIT

TO WHOM IT MAY CONCERN:

STATE OF IOWA,
POLK COUNTY, ss:

The Undersigned first being duly sworn (affirmed) upon oath deposes and states:

That Anthony S. Clem and Anne M. Clem are the record titleholders of the following described real estate situated in Madison County, to-wit:

The East Half (1/2) of the Northwest Quarter (1/4) and the Northeast Quarter (1/4) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT the following parcels, to-wit:

- 1) The West 8.75 Rods of the South 36.5 Rods of said East Half (1/2) of the Northwest Quarter (1/4);
- 2) Parcel "B" located in the Northeast Quarter (1/4) of said Section Twenty-two (22), containing 87.43 acres, as shown in Plat of Survey filed in Book 2008, Page 464 on February 12, 2008, in the Office of the Recorder of Madison County, Iowa;
- 3) Parcel "D" located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-two (22), containing 5.10 acres, as shown in Plat of Survey filed in Book 2009, Page 1259 on April 28, 2009 in the Office of the Recorder of Madison County, Iowa;

AND

Parcel "D" located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 5.10 acres, more or less, as shown in Plat of Survey filed in Book 2009, Page 1259 on April 28, 2009, in the Office of the Recorder of Madison County, Iowa.



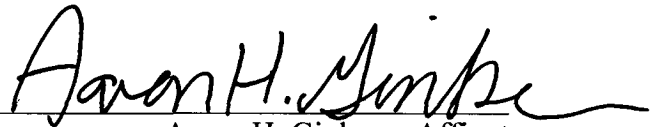
I, Aaron H. Ginkens, state that on July 2, 2015, Matt Kuhns and Denise Kuhns, Husband and Wife, executed a Warranty Deed to Anthony Clem and Anne M. Clem which was recorded in Book 2015 Page 1825 on July 2, 2015 in the records of the Madison County Recorder's Office. Said Deed conveyed the above legal descriptions subject to a Mortgage held by Farm Credit Services, which Grantee assumes and agrees to pay.

I further state there exists a Real Estate Mortgage from Mortgagors Anthony S. Clem and Anne M. Clem, husband and wife, and Mortgagors Matthew A. Kuhns and Denise A. Kuhns, husband and wife to Farm Credit Services of America dated December 27, 2012 and recorded on December 27, 2012 in Book 2012 Page 3971 in the records of the Madison County Recorder's Office. Said Mortgage was in the principal amount of \$310,000.00.

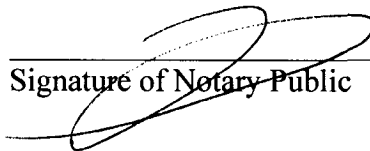
I further state that upon my examination of the above-described Mortgage, it does not contain the legal description for Parcel "D" as described above.

FURTHER AFFIANT SAYETH NAUGHT.

Dated on April 1, 2020.


Aaron H. Ginkens, Affiant

Signed and sworn to (or affirmed) before me on April 1, 2020 by Aaron H. Ginkens.


Signature of Notary Public

