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INDX
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (FID73940)

Return To: Kasi Elaine Hatfield, 1310 Pitzer Road, EARLHAM, IA 50072

AFFIDAVIT

RE: A parcel of land described as follows, to-wit: **Beginning at the Northwest Corner of Section Twenty-two (22), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, running thence South 439.90 feet along the centerline of a County Road which is the West line of the Northwest Quarter (1/4) of said Section Twenty-two (22), thence North 89°57'29" East 219 feet, thence North 249.90 feet, thence North 89°57'29" East 184 feet, thence North 186.96 feet to the North line of said Northwest Quarter (1/4) which is the South right-of-way line of a County Road, thence North 89°36'30" West 403.01 feet to the Point of Beginning, containing 3.0001 acres including 0.5479 acres of county road right-of-way; and an easement for a well and waterline described as being 20 feet in width, 10 feet either side of the following described centerline: Commencing at the Northwest Corner of said Section Twenty-two (22), thence South 89°36'30" East 403.01 feet, thence South 186.96 feet, thence South 89°57'29" West 75.87 feet to the Point of Beginning, thence South 18°58'19" East 125.60 feet to a point 20.00 feet South of the center of the well which is the end of said easement; and subject to an access easement described as commencing at a point 266.65 feet South of the Northwest Corner of said Section Twenty-two (22), thence continuing South 24 feet, thence East 219 feet, thence North 70.22 feet, thence South 74°42'09" West 175 feet, thence West 50 feet to the Point of Beginning**

I, Jason R. Sandegren, after being first duly sworn upon oath, do hereby state as follows:

1. I am an attorney licensed to practice law in the State of Iowa.
2. A Warranty Deed dated June 11, 2015 and filed June 26, 2015 in Book 2015 at Page 1766 from Kim G. Ferry and Rita J. Wood, husband and wife, to Rita J. Wood and Kim G. Ferry, Trustees, or their successors in trust, Under the Rita J. Wood Living Trust, Date June 11, 2015. Said deed contains an error in the legal description.
3. The above-referenced warranty deed contained a scrivener's error in the legal description. Specifically, one call includes an error such that the metes and bounds do not close.
4. The Legal Description in the document referenced above should have correctly read: **A parcel of land described as follows, to-wit: Beginning at the Northwest Corner of Section Twenty-two (22), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, running thence South 439.90 feet along the centerline of a County Road which is the West line of the Northwest**

Quarter (1/4) of said Section Twenty-two (22), thence North 89°57'29" East 219 feet, thence North 249.90 feet, thence North 89°57'29" East 184 feet, thence North 186.96 feet to the North line of said Northwest Quarter (1/4) which is the South right-of-way line of a County Road, thence North 89°36'30" West 403.01 feet to the Point of Beginning, containing 3.0001 acres including 0.5479 acres of county road right-of-way; and an easement for a well and waterline described as being 20 feet in width, 10 feet either side of the following described centerline: Commencing at the Northwest Corner of said Section Twenty-two (22), thence South 89°36'30" East 403.01 feet, thence South 186.96 feet, thence South 89°57'29" West 75.87 feet to the Point of Beginning, thence South 18°58'19" East 125.60 feet to a point 20.00 feet South of the center of the well which is the end of said easement; and subject to an access easement described as commencing at a point 266.65 feet South of the Northwest Corner of said Section Twenty-two (22), thence continuing South 24 feet, thence East 219 feet, thence North 70.22 feet, thence South 74°42'09" West 175 feet, thence West 50 feet to the Point of Beginning

instead of: A parcel of land described as follows, to-wit: Beginning at the Northwest Corner of Section Twenty-two (22), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, running thence South 439.90 feet along the centerline of a County Road which is the West line of the Northwest Quarter (1/4) of said Section Twenty-two (22), thence North 89°57'29" East 219 feet, thence North 249.90 feet, thence North 89°57'29" East 184 feet, thence North 186.96 feet to the North line of said Northwest Quarter (1/4) which is the South right-of-way line of a County Road, thence North 89°36'39" West 403.01 feet to the Point of Beginning, containing 3.0001 acres including 0.5479 acres of county road right-of-way;

5. This Scrivener's error also affects a number of other instruments in the chain of title.

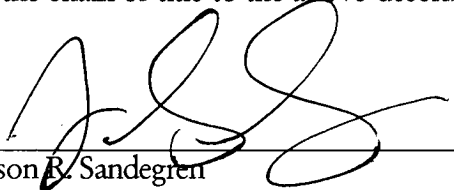
I offer this affidavit to clear a potential cloud on the chain of title to the above-described real estate.

DATED this 3rd day of April, 2020.

STATE OF IOWA

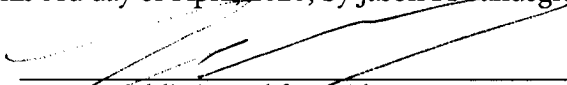
COUNTY OF POLK

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)ss:
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Jason R. Sandegren

This record was acknowledged before me on this 3rd day of April, 2020, by Jason R. Sandegren.



Notary Public in and for said State

