

**BK: 2020 PG: 1480**  
**Recorded: 5/1/2020 at 3:03:08.0 PM**  
**Pages 3**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.32**  
**Combined Fee: \$20.32**  
**Revenue Tax:**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

**AFFIDAVIT**  
**Recorder's Cover Sheet**

**Preparer Information:** (name, address and phone number)

Joey T. Hoover, 110 W Main St., Epworth, IA 52045, Phone: (563) 580-1634

**Taxpayer Information:** (name and complete address)

Paul B. Bushong and Tammy R. Bushong, 2567 Clark Tower Rd., Winterset, IA 50273

**Return Document To:** (name and complete address)

Brett T. Osborn  
Abbott Osborn Jacobs PLC  
974 73rd Street #16  
West Des Moines, IA 50265

**Grantors:**

Cindy Patterson

**Grantees:**

Tammy R Bushong  
Paul B. Bushong

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** Book 2014, Page 128

STATE OF IOWA :

: ss

DUBUQUE COUNTY :

**AFFIDAVIT**

I, Joey T. Hoover, upon being duly sworn, do hereby depose and state:

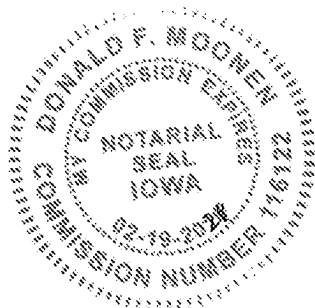
The affiant is well and truly acquainted with a quit claim deed dated January 15, 2014 and filed for record on January 16, 2014 in the Madison County Recorder's Office in Book 2014 at Page 128 which described real estate:

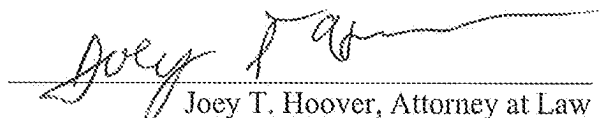
Parcel "E" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/3) of Section Twenty-four (24), Township Seventy-five (75) North Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa containing 12.72 acres, as shown in Plat of Survey filed in Book 3 Page 164 on December 15, 1997, in the Office of the Recorder of Madison County, Iowa.

I further state that the above property was erroneously and incorrectly quit claimed from Dan and Cindy Patterson, individually and as husband and wife, D/B/A Patterson Rental Partnership into the name of Cindy Patterson. As scrivener of the Quit Claim Deed, I can attest that the legal description used was over inclusive and in error. Said property was previously split into parcels as shown in Book 3, Page 51 on July 10, 1997 in the Office of the Recorder of the Madison County Recorder and as shown in Book 3 Page 164 on December 15, 1997 of the Madison County Recorder's Office. Subsequently Parcel E was transferred by Warranty Deed to James Connelley Eller, a Single Person as shown in Book 142, Page 583 on May 31, 2000 in the Office of the Recorder of the Madison County Recorder. Through subsequent transfers, Paul B. Bushong and Tammy R. Bushong, Joint Tenants with Full Rights of Survivorship and not as Tenants in Common are the current title holders of the above described parcel. The Bushong's have been in possession of the real estate in excess of ten years and are the lawful title holders of the above described real estate.

This affidavit is given to clear any potential cloud upon the title to the real estate described above and is an Affidavit Explanatory of Title and shall be given all of the presumptions and conclusions prescribed by Iowa Code Section 558.8.

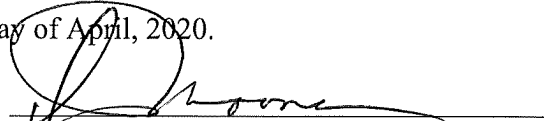
This 30<sup>th</sup> day of April 2020.



  
Joey T. Hoover, Attorney at Law

STATE OF IOWA, COUNTY OF DUBUQUE

Subscribed and sworn to before me on this 30 day of April, 2020.

  
Notary Public in and for the State of Iowa