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ANNO **SCAN**

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

Prepared By: Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267 Return To: Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072		
	AFFIDAVIT	1202438
STATE OF IOWA)) SS	
COUNTY OF MADISON)	

Comes now Samuel H. Braland who on oath deposes and states as follows concerning the following described real estate, to-wit:

A parcel of land in the West Half (1/2) of the Southwest Quarter (1/4) of Section Fourteen (14), and in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Fifteen (15), all in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as: Commencing at the Northeast corner of said West Half (1/2) of the Southwest Quarter (1/4); thence along the East line of said West Half (½), South 00°41'06" East 674.48 feet to the Point of Beginning, thence continuing South 00°41'06" East 960.66 feet; thence South 85°47'53" West 1371.13 feet; thence parallel with and 33 feet West of the East line of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Fifteen (15), North 00°16'37" West 414.76 feet; thence South 89°46'26" East 66 feet; thence parallel with and 33 feet East of the West line of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Fourteen (14), North 00°16'37" West 646.21 feet; thence North 89°59'00" East 1295.10 feet to the Point of Beginning, containing 30.683 acres, more or less, including 0.729 acres of public road right-of-way.

- 1. I am a lawyer, and I maintain my office in the City of Earlham, Iowa.
- 2. I prepared a warranty deed from Timmy L. Kendall and Jennifer L. Kendall, husband and wife, conveying the above described real estate to Kevin D. Williamson and Mindy A. Williamson, husband and wife, dated March 5, 2003 and recorded on March 6, 2003 in Book 2003, at Page 1239 in the Office of the Recorder of Madison County, Iowa. It has been discovered that said warranty deed contains a minor typographical error in the legal description of the above described real estate. Specifically, the legal description in the warranty deed I prepared states a measurement of "West 647.21 feet;" near the end of the description, and instead, that measurement should state "West 646.21 feet;" The warranty deed I prepared was intended to state the measurement of 646.21 feet and not 647.21 feet. It was intended that the real estate conveyed in said deed be correctly described, and the typographical error contained in the deed was simply a scrivener's error and in no way affects the legality of the instrument or the real estate intended to be conveyed.

Further this affiant sayeth not

Subscribed and sworn to before me and in my presence by the said Samuel H. Braland this 28th day of May, 2020.

> lan Notary Public in and for the State of Iowa.

TAMI RICE Commission Number 763618 My Commission Expires June 24, 2**02**2