

Prepared by: Raymond D. Berger, Berger & Buchmeyer, Attorneys-at-Law, P.O. Box 76,
Davenport, IA 52805 (563) 327-0130
Return to: Solidifi, 88 Silva Lane, Tech 4-Suite 210, Middletown RI, 02842 (888) 554-6327

**AFFIDAVIT EXPLANATORY OF TITLE
(Mortgage Missing Marital Status Recitation)**

STATE OF IOWA)
) ss:
COUNTY OF Madison)

RE: Lot Seventeen (17) in Block three (3) of Danforth's Second Addition to the City of
Winterset, Madison County, Iowa.

Locally known as: 723 North 8th Street, Winterset, Iowa 50273

I, the undersigned, Lisette N. Lenninger being first duly sworn upon oath, do depose and
state:

1. That Lisette N. Lenninger is the titleholder to the above-described property; and
2. That I, Lisette N. Lenninger executed the Mortgage to Mortgage Electronic
Registration Systems, Inc., ("MERS"), acting solely as a nominee Ruoff Mortgage
Company, acknowledged June 24, 2019 and filed July 2, 2019 in Book 2019 and
Page 1973 in the Office of the Madison County, Iowa Recorder's Office
(hereinafter "Mortgage"); and
3. That due to a scrivener's error, the Mortgage mistakenly omitted the marital status
recitation required by Iowa Code §561.13 and Iowa Land Title Standard 5.3; and
4. That we hereby certify that on the date of execution of the Mortgage, June 24,
2019, I, Lisette N. Lenninger, was single; and
5. The marital status recitation on the Mortgage should have read: a single person;
and
6. That I offer this affidavit to pursuant to Iowa Code §558.8 to clear any potential
lien or cloud that may appear in the chain of title to the above-referenced property
arising from that omission.

I, Lisette N. Lenninger, do state and avow that the foregoing statements are true and correct.

Dated this 12 day of June, 2020.

Lisette N. Lenninger
(Name), Affiant

I, the undersigned, a Notary Public, in and for Madison County, Iowa, do hereby certify that Lisette N. Lenninger personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 12 day of June, 2020.



SEAL

Cheryl Marie Coker
Notary Public Cheryl Marie Coker

RHM-1596790/70528