BK: 2020 PG: 2551

Recorded: 7/17/2020 at 12:29:04.0 PM

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County Recording Fee: \$17.00 Iowa E-Filing Fee: \$3.32 Combined Fee: \$20.32

**Revenue Tax:** 

LISA SMITH RECORDER Madison County, Iowa

Preparer; When recorded, Return to: Brett T. Osborn, 974 - 73<sup>rd</sup> Street, Suite 16, West Des Moines, IA 50265\ Phone: (515) 223-6000

## AFFIDAVIT EXPLANATORY OF TITLE AND AFFIDAVIT OF DISCLAIMER

STATE OF IOWA	)
	)ss
COUNTY OF PLYMOUTH	)

I, Thomas M. Jeneary, being first duly sworn on oath, depose and state as follows:

- 1. I am an individual residing in Plymouth County, Iowa.
- 2. I make this Affidavit in explanation of the title to the below described property pursuant to Iowa Code Section 558.8.
- 3. The undersigned has knowledge of the real estate which is at issue in the Foreclosure Petition No. EQCV035122 which is legally described as follows:

A tract of land commencing at a point 156 feet West of the Northeast Corner of Outlot Ten (10) of Loughridge and Cassiday's Addition to the Town of Winterset, Madison County, Iowa, thence continuing West 107.70 feet of the Northwest Corner of said Outlot Ten (10), thence South 266.20 feet of the Southwest Corner of said Outlot Ten (10), thence East 106.7 feet, thence North 266.20 feet to the point of beginning.

## **AKA**

Parcel "A", a part of Outlot Ten (10) of Loughridge and Cassiday's Addition to the City of Winterset, Madison County, Iowa, containing 0.654 acres, as shown in Plat of Survey filed in Book 2, Page 201 on February 28, 1994, in the Office of the Recorder of Madison County, Iowa.

Property Address: 606 E. High Street, Winterset, Iowa 50273.

- The above-described property was the subject matter of a Quit Claim Deed dated 4. November 2, 2016 and filed November 4, 2016 in Book 2016, Page 3332 of the Madison County Recorder's Office. The Quit Claim Deed was given for the purpose of deeding any and all interest that I and/or my wife had in the real estate. Neither my wife or I have been in possession of this real estate and are not now in possession of the real estate.
- 5. The Quit Claim Deed conveyed any and all interest that either I or my wife had in the real estate and I do hereby disclaim any and all interest in the real estate described above. My wife joined in the Quit Claim Deed for the sole purpose of releasing any and all dower rights she may have had.
- I have no interest in the property described above and disclaim any interest, rights 6. or remedies I may have in the real estate.
- I hereby disclaim any and all interest, rights, title or possession of the property 7. described above and this Affidavit is given for the purpose of disclaiming any and all rights and for the purpose of clearing any potential cloud against the property and for the purpose of providing clarity in the chain of title to the real estate and for the Court in its adjudication of the claims in the foreclosure proceedings in Madison County District Court Case No. EQCV035122.
- 8. This Affidavit is also being given for the purpose of disclaiming any in rem interest I may have in the property described above whether by virtue of inchoate rights or otherwise.
- This Affidavit may be filed of record in the Recorder's Office of Madison 9. County, Iowa and may be filed in connection with the Madison County District Court Case No. EQCV035122.
- This Affidavit may also be considered an Affidavit Explanatory of Title pursuant 10. to Iowa Code Chapter 558.8 and be given all the presumptions and conclusions afforded thereby.
  - This Affidavit is being given for the stated purposes and for no other. 11.

State of Iowa )		
) ss.		
County of Plymouth )		
On this 6th day of July	, 2020, before me, the undersigned, a Notary	
Public in and for the State of Iowa, personally appeared Thomas M. Jeneary, to me known to be the		
person named in and who executed the foreg	oing instrument, and acknowledged that she executed	
the same as her voluntary act and deed.	alt 3 That	
ROBERT & BROCK II  A C Commission Number 763015  Commission Symines	NOTARY PUBLIC IN AND FOR THE STATE	
2 Ay Commission Expires Nov 12, 20 <b>22</b>	OF IOWA	