BK: 2020 PG: 3416

Recorded: 9/11/2020 at 8:17:14.0 AM

Pages 2

County Recording Fee: \$12.00 Iowa E-Filing Fee: \$3.00 Combined Fee: \$15.00

**Revenue Tax:** 

LISA SMITH RECORDER Madison County, Iowa

This instrument prepared by and return to:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 278-0623

Mail tax statements to:

JOHN J. RENDA, 3358 Cumming Road, Cumming, Iowa 50061

File #35483-20-RTO (spo)

EFP204721

## AFFIDAVIT REGARDING MORTGAGE

Legal: A tract of land commencing at the Northwest corner of the Northwest

Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, running thence East 330.0 feet, thence South 1320.0 feet, thence West 330.0 feet, thence North

1320.0 feet to the point of beginning

Address: 3358 Cumming Road, Cumming, Iowa 50061

I, **Tina Newbury**, being first duly sworn upon my oath, do depose and state that I am the owner of Integrity Settlement Services. In such capacity, I have been duly authorized by the record titleholder in possession of the above-described real estate to make this affidavit.

I further state that I acted as the settlement agent for the transaction in which the current titleholder, **John J. Renda**, encumbered the above-referenced property with a mortgage recorded September 8, 2020 in Book 2020, Page 3373 in the Office of the Madison County Recorder. The abstracter certified the incorrect legal description. Due to this scrivener's error, the mortgage contains the legal description as:

Lot 1 in ROLLING ACRES PLAT, an Official Plat of the Northeast Quarter (NE 1/4) of Section 13, Township 77 North, Range 26, West of the 5th P.M., Madison County, lowa; and a tract of land commencing at the Northwest corner of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 13, Township 77 North, Range 26, West of the 5th P.M., Madison County, lowa, running thence East 330.0 feet; thence South 1320.0 feet; thence West 330.0 feet; thence North 1320.0 feet to the point of beginning

The correct legal description is:

A tract of land commencing at the Northwest corner of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, running thence East 330.0 feet, thence South 1320.0 feet, thence West 330.0 feet, thence North 1320.0 feet to the point of beginning

This Affidavit is given pursuant to Iowa Code § 558.8 to explain a defect in the chain of title.

Further this Affiant sayeth naught.

STATE OF IOWA  ) SS:  COUNTY OF POLK  On this   On this   day of   Septemble , 2020, before me the undersigned a Notary Public in and for said State, personally appeared Tina Newbury, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.  Notary Public in and for said State	Dated: September 9, 2020  Tina Newbury INTEGRITY SETTLEMENT SERVICES, LLC 5501 NW 86th Street, Suite 700 Johnston, Iowa 50131
Notery 1 abite in and 101 said state	

