



Document 2020 501

Book 2020 Page 501 Type 06 009 Pages 2

Date 2/18/2020 Time 8:50:36AM

Rec Amt \$12.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

✓ Preparer Information Mark L. Smith, P.O. Box 230, Winterset, Iowa 50273; 515-462-3731

AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF IOWA :
 : ss
MADISON COUNTY :

I, Mark L. Smith, a practicing attorney in Winterset, Iowa, after first being duly sworn upon oath, depose and state as follows:

1. This Affidavit concerns the following described real property:

A tract of land located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Sixteen (16), Township Seven-four (74) North, Range Twenty-Nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described as follow to wit: Commencing at a point 177 feet North of the Southeast corner of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Sixteen (16), and running thence West 143 feet, thence North 134 feet, thence East 143 feet, thence South 134 feet to the place of beginning, and the South 20 feet of Lot Two (2) in Block Two (2) of Mack's Second Addition to the Town of Macksburg, Madison County, Iowa

2. I know of my own personal knowledge the Warranty Deed that was filed December 24, 2008 , in Book 2008, Page 3717 and Quit Claim Deed filed June 19, 2019, in Book 2019, Page 1823 all of the Recorder's Office of Madison County, Iowa, contained scrivener errors at the beginning part of the legal descriptions.

3. The error is that the legal description in the deeds referenced above, it states: Commencing at a point 177 feet North of the Southeast corner of the Northeast Quarter (1/4) _____ of Section Sixteen (16), in Township Seventy-four (74) North, Range Twenty-Nine (29) West of the 5th P.M.. Madison County, Iowa, and running thence West 143 feet, thence North 134 feet, thence East 143 feet, thence South 134 feet to the place of beginning, and the South 20 feet of Lot 2 in Block Two (2) of Mack's Second Addition to the Town of Macksburg, Madison County, Iowa.

The correct legal description should be: Commencing at a point 177 feet North of the Southeast corner of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Sixteen (16), and running thence West 143 feet, thence North 134 feet, thence East 143 feet, thence South 134 feet to the place of beginning, and the South 20 feet of Lot Two (2) in Block Two (2) of Mack's Second Addition to the Town of Macksburg, Madison County, Iowa

4. I give this Affidavit to Correct said Scrivener's Error found in the Warranty Deed and Quit Claim Deed and to clear any perceived cloud on the title to the real estate described herein.

Mark L. Smith

Mark L. Smith

Subscribed and sworn to before me by the said Mark L. Smith on this 13th day of February, 2020.

Kim Leonard

Notary Public in and for the State of Iowa

