



Document 2020 652

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INDX
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA :
:ss
MADISON COUNTY :

I, Rebecca Knight, a licensed Realtor in Madison County, Iowa, after first being duly sworn upon oath, depose and state as follows:

- 1. This is an Affidavit Explanatory of Title and Affidavit of Possession to the following described real property:

SEE ATTACHED LEGAL DESCRIPTION

2. I was deeded the above described property by Warranty Deed, dated November 12, 2019, and filed November 15, 2019, in Book 2019, Page 3652 of the Recorder's Office of Madison County, Iowa.

3. The Grantor in said deed was Ruth Cameron.

4. Through diligent research and information provided by the Seller, I can affirmatively state that the following easements do not affect or cross the property referred to herein:

- a. An Easement granted to Standard Oil Company filed August 11, 1941, in Deed Record 75, Page 455 of the Recorder's Office of Madison County, Iowa for a pipe line for the transportation of oil, gas, gasoline or other petroleum products and all necessary appurtenances thereto.
- b. An Easement granted to Ronald Mead filed April 4, 1975, in Deed Record 104, Page 682 of the Recorder's Office of Madison County, Iowa for an Easement for maintaining a water well and water pipe line and ingress/egress easement over said driveway.

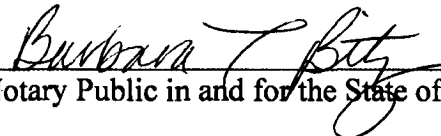
5. Both of the above referenced easements affect and run over, across and under real estate south of the property referred to in this Affidavit.

6. I give this Affidavit as an Affidavit Explanatory of Title and to clear any cloud of title these Easements may have cast on the real estate referred to in this Affidavit.

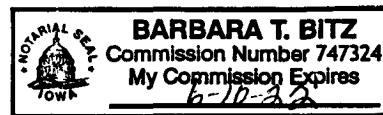


Rebecca Knight

Subscribed and sworn to before me by the said Rebecca Knight on this 28 day of January, 2019.



Notary Public in and for the State of Iowa



All that part of Parcel "A" located in the South Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) and in the North Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Amended Plat of Survey filed in Farm Plat Book 2, Page 753 on February 13, 1997, in the Office of the Recorder of Madison County, Iowa; **EXCEPT** that part of Parcel "B" located in the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Twenty-six (26), as shown in Plat of Survey filed in Farm Plat Book 2, Page 572 on May 31, 1995; **AND EXCEPT** Parcel "C" located in the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) and in the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-six (26), containing 19.904 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 571 on May 31, 1995; **AND** Parcel "B" located in the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-six (26), containing 2.333 acres, as shown in Amended Plat of Survey filed in Farm Plat Book 2, Page 753 on February 13, 1997.