



Document 2020 890

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

This instrument prepared by:

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Return document to and mail tax statements to:

LEE ANN AND STEVEN SCHREINER, 2209 – 152<sup>nd</sup> Street, Winterset, Iowa 50273

File #RESC / SA (rfb)

*EJ*

*Gm72347*

*1/5*

## AFFIDAVIT EXPLANATORY OF TITLE

Legal: **Lot 1 of the DAVID T. CLARK ESTATES SUBDIVISION, located in the West Fractional Half of the Northwest Quarter (W frl. 1/2 NW 1/4) of Section 31, Township 77 North, Range 27, West of the 5<sup>th</sup> P.M., Madison County, Iowa**



Address: 2209 – 152<sup>nd</sup> Street, Winterset, Iowa 50273

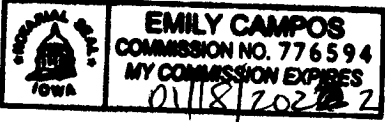
I, **Elaine Rosencrants**, being first duly sworn upon my oath, do depose and state that I am the Trustee of the **Elaine Rosencrants Family Trust**, the record titleholder in possession  of the above-described real estate.

In such capacity, I further state that I am familiar with the chain of title to the above-referenced property. The property was transferred to the Trust by quit claim deed recorded February 15, 2019 in Book 2019, Page 568 and by corrected quit claim deed recorded December 20, 2019 in Book 2019, Page 4053. Due to a scrivener's error, neither deed recited the marital status of the grantor.

I was a single person at the time of the execution and the recording of the deed. No other person has a right of dower interest or homestead against the subject property.

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

Further this Affiant sayeth naught.

<p>STATE OF IOWA    )                                   )    SS: COUNTY OF <u>Dallas</u>    ) On this <u>18<sup>th</sup></u> day of <u>March</u>, 2020, before me the undersigned, a Notary Public in and for said State, personally appeared <b>Elaine Rosencrants, as Trustee of the Elaine Rosencrants Family Trust</b>, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person, as Trustee, executed the instrument as the voluntary act and deed of the Trust and of the Trustee.</p> <p><u>Emily Campos</u> Notary Public in and for said State</p>	<p>Dated: <u>3-18-20</u>, 2020</p> <p><u>Elaine Rosencrants</u> Elaine Rosencrants, as Trustee of the Elaine Rosencrants Family Trust</p> <p></p>
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