



Document 2021 204

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

✓ Prepared By and Return to: Mark L. Smith, POB 230, Winterset, IA 50273 Telephone No.: 515-462-3731

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA :
 :SS
COUNTY OF MADISON :

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

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

Parcel "N" located in the Southeast Quarter (SE1/4) of Section Three (3), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 4.02 acres, as shown in Plat of Survey filed in Book 3, Page 362 on December 23, 1998, in the Office of the Recorder of Madison County, Iowa.

2. I prepared the deed to the property dated July 20, 2017, and filed July 28, 2017, in Book 2017, Page 2326 of the Madison County, Iowa, Recorder's Office, from Richard A. Conoan and Denise M. Conoan, husband and wife, to Jacob S. Ritter and Olivia C. Ritter.

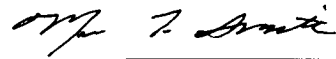
3. I know of my own personal knowledge that said deed contained a scrivener's error in the legal description, as it was listed as:

Parcel "N" located in the Southeast Quarter (SW1/4) of Section Three (3), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 4.02 acres, as

shown in Plat of Survey filed in Book 3, Page 362 on December 23, 1998, in the Office of the Recorder of Madison County, Iowa.

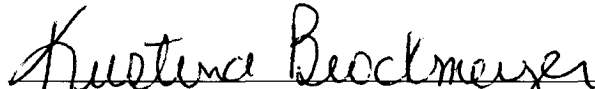
4. The true and correct legal description for the property is as is shown in paragraph 1 hereof.

5. I give this Affidavit to cure the defect in the legal description and clear any title defect that may have been created by said error.



Mark L. Smith

Subscribed and sworn to before me by the said Mark L. Smith on this 14th day of January 2021.


Notary Public in and for the State of Iowa