



Document 2021 2348

Book 2021 Page 2348 Type 06 009 Pages 3

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Rec Amt \$17.00 Aud Amt \$5.00

INDX
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SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

↓ **Prepared by and Return Document To:**

Michael D. Maynes, 205 1/2 East Iowa Street, Greenfield, IA 50849, Phone: (641) 743-2800

Taxpayer Information: (name and complete address)

Phyllis G. Jones, 2376 250th Street, Winterset, Iowa 50273

AFFIDAVIT PURSUANT TO IOWA CODE 612.21(4)

RE: A part of the North One-half (N½) of the Northwest Quarter (NW¼) of Section Twenty-eight (28), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Iowa, described as follows: Beginning at a point on the North line of said Section Twenty-eight (28) that is 1355.0 feet east of the Northwest corner of said Section 28, thence east along said North line 175.0 feet, thence South 207.0 feet; thence West 187.0 feet, thence North 03 degrees 19 minutes 30 seconds east 207.0 feet to point of beginning, subject to road easement along the North side thereof and containing 0.846 acres

STATE OF IOWA)
) ss:
MADISON COUNTY)

The undersigned, Phyllis G. Jones, f/k/a Phyllis G. Lorimor, being first duly sworn on oath, deposes and states as follows:

1. Curtis Muckler sold the real estate described above (hereinafter referred to as the "Property") on Contract to Phyllis G. Jones, f/k/a Phyllis G. Lorimor pursuant to a contract dated March 14, 1984 and recorded August 9, 1985 in the office of the Madison County Recorder in Book 120 Page 104. This Contract was subsequently assigned by the Seller to James A. Reiner as shown by a memorandum of assignment dated August 11, 1992 and recorded January 20, 2021 in the office of the Madison County Recorder in Book 2021 Page 230.
2. All payments due under the aforesaid Contract from Buyer to Sellers were timely paid.
3. A Deed in Satisfaction of the aforementioned contract was never executed and recorded with respect to the Property.

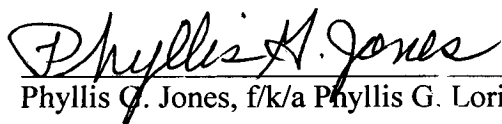
4. Upon reasonable investigation, the undersigned has been unable to determine whether or not James A. Reiner is still living. Furthermore, the undersigned has been unable to determine whether or not James A. Reiner, if deceased, left any heirs.

5. Notice and Demand for Deed was published in Madison County, Iowa once each week for three consecutive weeks as required by Iowa Code § 614.21(4); Proof of Publication is attached hereto.

6. James A. Reiner or the heirs of same, if any, failed to execute a Quit Claim Deed within forty-five (45) days of the last publication of the Notice and Demand for Deed, nor did anyone else do so.

7. Iowa Code §614.21(4) provides that upon compliance with said subsection and upon filing this Affidavit, the county records shall be corrected by the Auditor as provided in Iowa Code Section 558.67 to indicate that the legal rights of the vendor, Curtis Muckler and his assignee, James A. Reiner, have vested in the vendee, Phyllis G. Jones, f/k/a Phyllis G. Lorimor.

Dated June 7th, 2021.

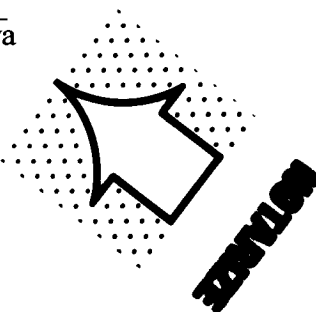
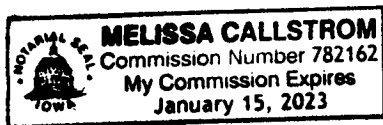


Phyllis G. Jones, f/k/a Phyllis G. Lorimor

SUBSCRIBED AND SWORN to before me this 7 of June, 2021 by Phyllis G. Jones, f/k/a Phyllis G. Lorimor.



Notary Public in and for the State of Iowa



STATE OF IOWA
SS
MADISON COUNTY

AFFIDAVIT OF PUBLICATIONS

SUE SMITH being duly sworn says she is the Publisher of The WINTERSET MADISONIAN, a once weekly paper of General Circulation, published in Winterset, Iowa, and that the Notice, a copy which is annexed and made part hereof was Correctly published in said paper.

Public Notice

Notice and Demand for Deed

To: James A. Reiner, or his heirs

Please take notice of the following:

On March 14, 1984, Curtis Mucker, single, Seller, and Phyllis G. Jones, and Phyllis G. Lorimor, Buyer, entered into a Contract for the sale of the following real estate in Madison County:

A part of the North One-half (N1/4) of the Northwest Quarter (NW1/4) of Section Twenty-eight (28), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Iowa, described as follows: Beginning at a point on the North line of said Section Twenty-eight (28) that is 1365.0 feet east of the Northwest corner of said Section 28, thence east along said North line 175.0 feet, thence South 207.0 feet; thence West 187.0 feet, thence North 08 degrees 19 minutes 30 seconds east 207.0 feet to point of beginning, subject to road easement along the North side thereof and containing 0.846 acres.

Said Contract was recorded at Book 120 Page 104 in the office of the Madison County Recorder on August 9, 1985. This Contract was subsequently assigned by the Seller to James A. Reiner on August 11, 1992. A Memorandum of said assignment was recorded January 20, 2021, at Book 2021 Page 230.

All payments due under the aforesaid Contract from Buyer to Sellers were timely paid. However, James A. Reiner failed to execute a Deed in favor of Phyllis G. Jones in satisfaction of the Contract.

Pursuant to Iowa Code Section 614.21(4), Phyllis G. Jones hereby demands that James A. Reiner, or any heir of and successor in interest to same, execute and deliver to the aforesaid Phyllis G. Jones a Deed in satisfaction of the aforesaid Contract. If a Deed is not provided within forty-five (45) days of service of this Demand, Phyllis G. Jones will record an Affidavit showing service of this Demand and compliance with Iowa Code Section 614.21, whereupon the Madison County Auditor shall correct the county records, indicating title to the aforesaid property is in the name of Phyllis G. Jones.

Please send all communications to:

Michael D. Maynes
104 Public Square, PO Box 32
Greenfield, IA 50040
Attorney for Phyllis G. Jones

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For the period of 3 consecutive weeks, the last Publication thereof being

On the 17 day of Feb. 20 21

Susan R Smith

Subscribed and sworn to before me this

18 day of Feb. 20 21

Cleota Tapken

NOTARY PUBLIC

In and for Madison County

Fee 28.00
18.83
\$ 18.83
65.66

