

BK: 2021 PG: 4986
Recorded: 12/8/2021 at 10:00:54.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:

ROSS F. BARNETT, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)278-0623

Return to:

DJB Family Trust, LLC, 1108 Rittenhouse St, Des Moines, IA 50315

Order No.: MES-67292/AS


AFFIDAVIT

Legal: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

I, Jeffrey G. Flagg, being first duly sworn upon my oath, do depose and state that I am an attorney, authorized to practice law in the State of Iowa. I further depose and state that a Quit Claim Deed filed October 24, 2006, in Book 2006, Page 4400 of the Madison County records contained a scrivener's error, in that the legal description incorrectly described the legal description for the property as "North 77 feet, East 38 feet, Lot 1, Original S. W. Addition, St. Charles, Madison County, Iowa." This description should have read: "The East 38 feet of the North 78 feet of Lot One (1) of the Southwest Section of the Original Town of St. Charles, Madison County, Iowa."

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

Further this Affiant sayeth naught.

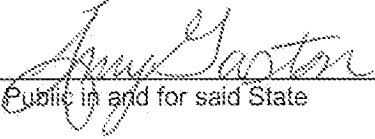


Jeffrey G. Flagg

STATE OF Florida

COUNTY OF Manatee

This instrument was acknowledged before me on November 1, 2016 by Jeffrey G. Flagg.



Notary Public in and for said State

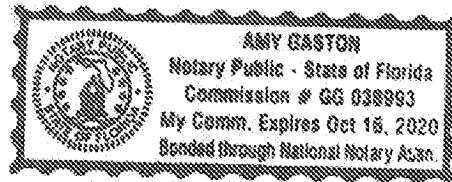


EXHIBIT "A"

**The East 38 feet of the North 78 feet of Lot One (1) of the Southwest Section of the Original Town of St. Charles,
Madison County, Iowa.**