

Document 2022 1731

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INDX ANNO SCAN

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

SCAN

Preparer: Jason R. Sandegren, 4201 Westown Pkwy Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (CTY127975) Return To: Brandon G. Christensen, 419 N 3rd St, WINTERSET, IA 50273

## AFFIDAVIT EXPLANATORY OF TITLE

RE: The West 66 feet of the North 132 feet of Lot Six (6) of DEPOT ADDITION to the Town of Winterset, Madison County, Iowa.

I, Eric C. Fulton, after being first duly sworn upon oath, do hereby state as follows:

- a. I am one of the titleholder of and am familiar with the chain of title of the above-described real estate.
- A Quit Claim Deed from Winterset Community School District to Eric C. Fulton and Frances J.
   Fulton, as joint tenants with full rights of survivorship and not as tenants in common dated
   November 2, 2016 was filed November 4, 2016 in Book 2016 at Page 3333.
- c. The house located upon above-described real estate was student-constructed, and the notice requirements contained in Iowa Code section 297.22(1) and (2) did not apply, pursuant to Iowa Code section 297.22(3).

I offer this Affidavit to clear a potential cloud on the chain of title to the above-described real estate.

Dated: ノ/C

Eric C. Fulton

CTATE OF

COUNTY OF

)ss:

This record was acknowledged before me on

, 2022, by Eric C. Fulton

STEPHEN R KERR
Commission Number 825268
My Commission Expires
May 18, 2023

Notary Public in and for said State