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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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**AFFIDAVIT – EXPLANATORY OF TITLE
Recorder’s Cover Sheet**

Preparer Information: James R. Hinchliff, 5015 Grand Ridge Drive, West Des Moines, IA 50265, Phone: (515) 223-4567

Taxpayer Information: Mariah Jones, 1291 Badger Creek Road, Van Meter, IA 50261

Return Document To: Mark L. Smith, Farmers & Merchants Bank Building, 101 ½ W. Jefferson, P.O. Box 230, Winterset, IA 50273

Grantors:

Robert A. Sterner, Jr., as trustee of the Robert A. Sterner, Jr. Trust, dated March 3, 2020

Grantees:

Mariah Jones

Legal Description:



Parcel “H” located in the Northeast Quarter (¼) of the Northwest Quarter⁽¹⁴⁾ of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 3.000 acres, as shown in Corrected Plat of Survey filed in Book 2022, Page 1728 on June 8, 2022, in the Office of the Recorder of Madison County, Iowa and shown corrected by Affidavit filed in Book 2022, Page 1745 on June 9, 2022. Locally known as: 1291 Badger Creek Road, Van Meter, IA 50261.

Document or instrument number of previously recorded documents: N/A

AFFIDAVIT - EXPLANATORY OF TITLE

STATE OF IOWA)
) SS:
COUNTY OF POLK)

I, James R. Hinchliff, have been an attorney in good standing in the State of Iowa since 2014, and am currently practicing law at the Shindler, Anderson, Goplerud, and Weese, P.C. law firm in West Des Moines, Iowa, and, being first duly sworn upon oath, depose and state as follows:

1. Mary Anne Dunham Sterner owned the following Madison County real estate as a single person:

The Northwest Quarter (NW 1/4) and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) in Section 24, Township 77 North, Range 27 West of the 5th P.M., Subject to; (i) applicable zoning ordinances; and (ii) easements, restrictions and reservations of record.

2. On November 13, 2017, the district court entered its Decree of Dissolution of Marriage in Madison County Case No. CDDM006333 thereby dissolving the marriage of the Petitioner, Robert Allen Sterner, Jr. and the Respondent, Mary Anne Dunham Sterner.

3. The district court awarded Robert Allen Sterner, Jr. the above property in its Decree of Dissolution of Marriage.

4. Title for the above real estate was conveyed to Robert Allen Sterner, a single person, by Certificate of Change of Title filed on November 21, 2017, at the office of the Madison County, Iowa Recorder at Book 2017, Page 3670.

5. Title for the above real estate was again conveyed to Robert A. Sterner, Jr., as trustee of the Robert A. Sterner, Jr. Trust, dated March 3, 2020 by Robert Allen Sterner, Jr., a single person filed on March 18, 2020, at the office of the Madison County, Iowa Recorder at Book 2020, Page 830.

6. Following an appeal and post-appeal matters, the parties entered into a Stipulation and Agreement on Pending Matters on July 28, 2021 and filed the same with the district court in Madison County Case No. CDDM006333. Within said Stipulation and Agreement on Pending Matters, both parties certified that as of July 28, 2021, Robert Allen Sterner, Jr. was current on his spousal support payments and had no outstanding balance due.

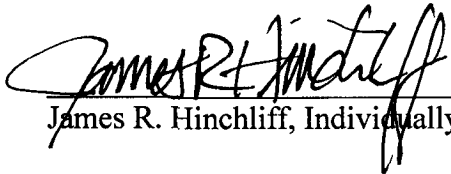
7. I have reviewed the dissolution file of Robert Allen Sterner, Jr. v. Mary Anne Dunham Sterner; Case No. CDDM006333, Madison County, Iowa and documents provided by Robert Allen Sterner, Jr. that substantiate that his alimony obligation is satisfied to Mary Anne Dunham Sterner by direct deposit via his employer.

8. I have reviewed the alimony in the above dissolution court file and hereby state that all alimony payments required to be paid by the court order to the date of this Affidavit were made in full and are current.

9. This Affidavit is given for the purpose of clarifying any liens appearing of record in the Abstract of the above-described real estate and for the benefit of the record titleholders in possession of said real estate.

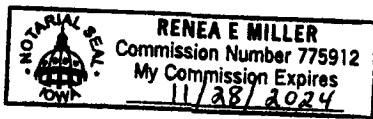
The statements set forth above are true and correct and made from the personal knowledge of the affiant, said personal knowledge being gained through Affiant's investigation and review of records provided by Robert Allen Sterner, Jr.

AFFIANT


James R. Hinchliff, Individually

STATE OF IOWA)
) SS:
COUNTY OF POLK)

Subscribed and sworn to before me this 30th day of June 2022 by James R. Hinchliff.




NOTARY PUBLIC, in and For the State of Iowa