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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

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

Return To: Mark L. Smith, POB 230, Winterset, IA 50273


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**AFFIDAVIT EXPLANATORY OF TITLE**

STATE OF IOWA :  
 :SS  
COUNTY OF MADISON :

I, Mark L. Smith, after first being duly sworn upon oath, depose and state as follows:

1. This is an Affidavit concerning the following described real estate:

**Lot Four (4) in Block Three (3) of DANFORTH'S ADDITION  
to the City of Winterset, Madison County, Iowa.** 

2. Darrell Swisher and Jennifer Rowe, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, were the purchasers under a real estate contract dated October 2, 2007, filed October 8, 2007, in Book 2007, Page 3756 of the Recorder's Office of Madison County, Iowa.

3. Jennifer Rowe died on December 12, 2007, passing all of her interest in said contract to Darrell Swisher.

4. I am a practicing attorney in Madison County, Iowa, and I handled the forfeiture of Contract Proceedings against Contract Buyers, Darrell Swisher and Jennifer Rowe, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common.

5. During the contract forfeiture proceedings only Darrell Swisher was served with the Notice of Forfeiture. This occurred because Jennifer Rowe had died on December 12, 2007. Therefore, the entire interest in the property was owned by Darrell Swisher.

6. I give this Affidavit to clear any perceived cloud on title for not serving Jennifer Rowe as part of the Contract Forfeiture Proceedings.

*Mr. L. Smith*

Mark L. Smith

Subscribed and sworn to before me by the said Mark L. Smith on this 2nd day of September, 2022.

*Kristina Brockmeyer*

Notary Public in and for the State of Iowa

