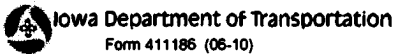


BK: 2022 PG: 2645  
 Recorded: 9/7/2022 at 3:01:43.0 PM  
 Pages 7  
 County Recording Fee: \$44.00  
 Iowa E-Filing Fee: \$3.82  
 Combined Fee: \$47.82  
 Revenue Tax:  
 LISA SMITH RECORDER  
 Madison County, Iowa



Preparer Name	Robert Laden, 8410 Hickman Rd. Ste. 102 Clive, IA 50325	515-266-6000
Return Document To:	Robert Laden, 8410 Hickman Rd. Ste. 102, Clive, IA 50325	

**AFFIDAVIT IN LIEU OF SURRENDER OF TITLE  
 PURSUANT TO IOWA CODE SECTION 435.26B**

**PART A - OWNER INFORMATION**

Full Legal Name - Owner #1: Marie Ruth Glass  
First Middle Last

Residence Address 302 South Highland St. Charles, Madison County, IA 50240  
(Business Address if organization) Address City County State Zip Code

Mailing Address 20499 38th Ave. New Virginia, Warren County, IA 50210  
Address City County State Zip Code

Iowa DL # or Iowa ID # 670XX0234 Tax Identification #  
(If individual) (If organization)

Full Legal Name - Owner #2: Marvin Robert Glass  
First Middle Last

Residence Address 302 South Highland St. Charles, Madison County, IA 50240  
(Business Address if organization) Address City County State Zip Code

Mailing Address 20499 38th Ave. New Virginia, Warren County, IA 50210  
Address City County State Zip Code

Iowa DL # or Iowa ID # 966ZZ9149 Tax Identification #  
(If individual) (If organization)

If there are additional owners, attach a separate page to this affidavit listing the owner information required above.

**PART B - DESCRIPTION OF MANUFACTURED OR MOBILE HOME**

1994	Highland	28 x 52	HJ 5075AB
Year	Make	Model	Serial Number (or other unique identifying number)

**PART C. STATEMENT OF OWNERSHIP, LIENS, ENCUMBRANCES, OR SECURITY INTERESTS**

Owner(s) has/have title or interest in the manufactured or mobile home described in Part B of this affidavit ("the Home") as follows:

Marie Glass + Marvin Glass

Following is a complete listing of the names and addresses of all persons having a lien, encumbrance, or security interest in the Home. If none, so state: None

Name	Mailing Address (Address, City, State, Zip)	Interest Held

If there are additional persons that have a lien, encumbrance, or security interest in the Home, attach a separate page to this affidavit listing the name of each person holding the interest, the person's mailing address, and the nature of the interest held.

**PART D. FACTS AFFECTING VALIDITY OF TITLE, LIENS, ENCUMBRANCES, OR SECURITY INTERESTS**

Check one of the following:

- The owner(s) is/are NOT aware of (i) any other claim, lien, or encumbrance affecting the Home, (ii) any facts or information that could reasonably affect the validity of title of the Home or the existence of any security interests in it.
- The owner(s) is/are aware of (i) other claims, liens, or encumbrances affecting the Home, and/or (ii) facts or information that could reasonably affect the validity of title of the Home or the existence of any security interests in it. (Attach separate explanation).

**PART E. PERSON FROM WHOM PURCHASED OR ACQUIRED**

The owner(s) purchased the Home from the following:

Name: Peck's Feed + Supply  
 Address: 2170 650 Hwy St Charles Warren IA 50240  
Street City County State Zip Code  
 Date of purchase/acquisition: 10-16-21 Location of purchase/acquisition: Madison City

**PART F. TITLE OPINION**

Attached to this affidavit is a written opinion by an attorney licensed to practice law in this state who has examined the abstract of title of the land upon which the Home is situated. The opinion states the names of the owners and holders of mortgages, liens, or other encumbrances on the land upon which the Home is situated and notes the encumbrances along with any bonds securing the encumbrances. Utility easements shall not be construed to be encumbrances.

**PART G. LOCATION OF MANUFACTURED OR MOBILE HOME**

The Home is located on real property described in the attorney title opinion referenced in Part F and:

1. Is located outside a manufactured home community or mobile home park;
2. Has been converted to real estate by being placed on a permanent foundation;
3. Has been entered on the tax rolls.

THIS PART TO BE ENDORSED BY THE CITY OR COUNTY ASSESSOR:

[Signature] 8/21/22 Jessica Aldridge  
Signature of City or County Assessor Date Printed Name of City or County Assessor

**PART II - DEPARTMENT OF TRANSPORTATION ENDORSEMENT**

The Department has searched its records and certifies (i) there is no record of a certificate of title, (ii) no record of surrender of a certificate of title, (iii) no record of any ownership interest contrary to the ownership interest asserted by the owner(s), (iv) no lien, encumbrance, or security interest contrary to those specified by the owner(s) for the Home.

Trista Hills 9-7-22  
Signature of Department Representative      Date

Trista Hills  
Printed Name of Department Representative

**PART III - STATEMENT OF TITLE SEARCH**

After diligently searching for the same, the owner(s) has/have been unable to locate and produce a manufacturer's certificate of origin or a certificate of title for the Home.

Owner(s) has/have no knowledge that a certificate of title has previously been issued or surrendered for the Home.

**PART IV - EXECUTION BY OWNERS**

State of Iowa )  
County of Warren ) ss:

I (we) the undersigned, being first duly sworn (or affirmed) under oath, state of my (our) personal knowledge that all the preceding information set out in this affidavit is true and correct.

Marie R. Glass  
Owner #1  
MARIE R. GLASS  
Printed Name

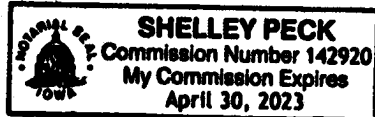
Marvin R. Glass  
Owner #2  
MARVIN R. GLASS  
Printed Name

Additional owners (if applicable):

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Printed Name

Signed and sworn to (or affirmed) before me on August 24, 2022, by  
Marie R. Glass and Marvin R. Glass



Shelley Peck  
Notary Public

Official Seal:

LAW OFFICES

**WASKER, DORR, WIMMER & MARCOUILLER, P.C.**

HIGHLAND BUILDING – THREE FOUNTAINS OFFICE PARK

4201 WESTOWN PARKWAY – SUITE 250

WEST DES MOINES, IOWA 50266-6720

PHONE (515) 283-1801

FAX (515) 283-1802

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OF COUNSEL  
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RUSSELL (RUSTY) H. LAIRD  
01/16/27 – 06/05/15

CHARLES F. WASKER  
02/04/26 – 12/09/16

FRED L. DORR  
MATTHEW D. KERN  
MARK R. ADAMS  
DAVID C. PULLIAM  
MATTHEW M. HURN  
ZORICA ILIC BURCH  
JOSEPH W. COPPOLA III

JASON R. SANDEGREN  
SETH D. DODGE  
NICOLE M. AYERS  
JUSTIN E. HAYES  
TAYLOR R. FRANCIS

September 7, 2022

Journey Mortgage  
Attn: Adam VandeKamp  
2500 W 2<sup>nd</sup> Ave Ste 4  
Indianola, IA 50125

TITLE GUARANTY DIVISION  
Member No. 7938  
Our File No. JRNY130621 - DCP

Re: Colton R. Austin / 302 S. Highland Street, Saint Charles, IA 50240

Ladies and Gentlemen:

At your request we have examined the Abstract of Title to the following described real estate:

**Lot One (1) in Block Two (2) of Sowders Addition to the Town of St. Charles, Madison County, Iowa.**

This preliminary title opinion, based upon that examination, is rendered for use and reliance by you only.

The Abstract prepared by Madison County Abstract Co. (#4040220) has been certified as full and complete from the date of the Root of Title to August 5, 2022 at 8:00 a.m. On the latter date and time I find title to this property is vested in:

**Marie Glass, a married person,**

subject to the Special Exceptions and Standard Exceptions noted on the attached schedules.

Upon due satisfaction or approval of the Special Exceptions and subject to the Standard Exceptions, it is our opinion that the Abstract will show marketable title to said property in your applicants, and that the filing of a new mortgage, executed by your applicants, with marital status stated, will create a first lien on the property.

WASKER, DORR, WIMMER & MARCOUILLER, P.C.

David C. Pulliam

DCP:mga

SPECIAL EXCEPTIONS

1. **TAXES:** The Abstract shows real estate taxes for fiscal year 2021/2022 as follows:

1<sup>st</sup> Installment - \$754.00 - Unpaid, but not delinquent  
2<sup>nd</sup> Installment - \$754.00 - Unpaid, but not delinquent

The examined property is referenced as Parcel No. 870000802012000. You should contact the Madison County Treasurer's office to determine the exact amount of annual taxes.

2. **CONVEYANCE:** Proper conveyance of the subject real estate to your applicants should be by Warranty Deed executed by the current titleholders with marital status stated. Any spouses of the titleholders must join in said conveyance.
3. **PLAT:** The Abstract shows a Plat and Dedication of Sowders Addition to the Town of St. Charles filed March 13, 1883 in Record 2 at Page 541. We note all building setback lines and easements shown on said plat.
4. **CHAIN OF TITLE:** The current titleholder acquired title by virtue of a Warranty Deed filed June 16, 2021 in Book 2021 at Page 2481; the grantor of said deed acquired title by virtue of a Special Warranty Deed filed May 14, 2010 in Book 2010 at Page 1084.
5. **ZONING:** This property is subject to the zoning ordinances for the City of Saint Charles and Madison County, Iowa.
6. **SEARCHES** have been made against Peck's Feed & Supply, Inc. and Marie Glass for the past ten years to August 5, 2022 at 8:00 a.m. Searches have been limited to Madison County, Iowa. Searches should be continued to the date and time of filing your interest to obtain a complete examination of title.

STANDARD EXCEPTIONS

1. This opinion has been prepared for the person(s) or entities identified as the addressees above and it shall not be relied upon by any other person or entity.
2. Effective July 1, 2009, any property served by a private sewage disposal system (septic system) must have the system inspected by a certified inspector prior to any transfer of ownership of the property by deed or contract, unless certain exemptions apply. See Iowa Code Section 455B.172(11).
3. You should note that assessment liens are created by the filing of certain documents in the office of the County Treasurer.
4. There has been no visual inspection of the property described herein. You should be aware of the following items which relate to the subject property, which are not necessarily determinable from the Abstract of Title:
  - a. Zoning compliance;
  - b. Housing code compliance;
  - c. Rights of parties in possession of the property besides the titleholders described above;
  - d. The rights of any unknown spouses;
  - e. Claims of materialmen, suppliers, laborers, and contractors arising during the last ninety days;
  - f. The accuracy of any boundary and lot lines of the property or any encroachments;
  - g. Unidentified bankruptcy proceedings;
  - h. Easements;
  - i. Leases;
  - j. Forged or altered instruments;
  - k. Unrecorded purchase money mortgages;
  - l. The procuring of adequate insurance coverage;
  - m. You should be aware that certain activities that may result in environmental liability are not determinable from examining the Abstract of Title. Certain local, state and federal laws may require remedial and other action as well as impose civil and criminal liability. The violation of said laws could result in liens against the real estate related to certain activities and thus you should satisfy yourself that there are no potential environmentally hazardous substances on the real estate under examination that would subject you to liability for any environmental clean-up;
  - n. You should be aware of federal and state laws and regulations regarding issues such as eminent domain and forfeiture. This opinion is subject to any such laws and/or regulations and the power exercised by any governmental entity pursuant to their enforcement;

If you desire any assistance in resolving any of the above matters, please feel free to contact us.

5. If the buyer(s) desire(s) a drawn survey, it should be obtained prior to closing.
6. This is only a preliminary title opinion based, in part at least, on the Abstractor's Pencil Notes. This opinion is made subject to exceptions reserved by the abstractor in preparing the abstract referenced herein. Once your transaction has closed and the documents have been recorded, you should have the entire Abstract continued in final form to show that, and have it returned to us for final examination, so we can render an Attorney's Certificate of Title for you.

LAW OFFICES

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September 7, 2022

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Attn: Adam VandeKamp  
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Indianola, IA 50125

TITLE GUARANTY DIVISION  
Member No. 7938  
Our File No. JRNY130621 - DCP

Re: Colton R. Austin / 302 S. Highland Street, Saint Charles, IA 50240

For services rendered in preparation of preliminary title opinion for the following described real estate:

**Lot One (1) in Block Two (2) of Sowders Addition to the Town of St. Charles, Madison County, Iowa.**

DCP:mga

\$140.00