

BK: 2022 PG: 3161

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County Recording Fee: \$12.00 lowa E-Filing Fee: \$3.22 Combined Fee: \$15.22

Revenue Tax:

LISA SMITH RECORDER Madison County, Iowa

Preparer; Brett T. Osborn, 974 - 73rd Street, Suite 16, West Des Moines, Iowa 50265; (515) 223-6000 When recorded, Return to: Brett T. Osborn, 974 - 73rd Street, Suite 16, West Des Moines, Iowa 50265

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA)
0)ss
COUNTY OF YOLK)

- I, Elaine Rosencrants, being first duly sworn on oath, depose and state as follows:
- 1. I am a resident of Madison County, Iowa.
- 2. I am acquainted with the chain of title to the following described real estate in Madison County, Iowa, to-wit:

The South 25 feet of the North Fractional Half (½) of the Northwest Quarter (1/4) of said Section One (1), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

- 3. This Affidavit is being made in part to confirm that there was a Quit Claim Deed filed February 15, 2019 in Book 2019, Page 568 followed by a Corrected Quit Claim Deed filed December 20, 2019 in Book 2019, Page 4053 of the Madison County Recorder's Office. On the Corrected Quit Claim Deed the Range was identified as Range 29 in numerical typing but was typewritten out as Range 20. The proper Range is 28 and that Deed should have read 28 but for the scriveners error in the numerical parenthetical however was typed correctly in all other respects. This portion of the Affidavit also acts as an Affidavit of Possession pursuant to Iowa Code Section 614.17 and 614.17A.
- 4. I further state that my marital status is as a single person and that I was a single person on February 6, 2019, March 1, 2019 and to present.
- 5. This Affidavit is being given to clear any potential cloud upon the title to the property described above. This Affidavit is given pursuant to Iowa Code § 558.8 as an Affidavit Explanatory of Title and should be given all the presumptions and conclusions afforded thereby in addition to clarifying any cloud upon the title to the property describe herein and as an Affidavit of Possession pursuant to Iowa Code Chapter 614.17 and 614.17A.

Further	affiant	saveth	naught.

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	Elaine Rosencrants, Individually
	Elaine Rosencrants, Trustee of the Elaine Rosencrants Family Trust
STATE OF IOWA COUNTY OF POIC SS COUNTY OF C	
On this	, 2022, before me, the undersigned, a Notary ally appeared Elaine Rosencrants, individually, to me executed the foregoing instrument, and acknowledged act and deed.
SHAWNDA KAY BEHR Commission Number 779358 My Commission Expires July 16, 2025	NOTARY PUBLIC IN AND FOR THE STATE OF IOWA
State of Iowa) County of 101K)	
to be the identical person named in and whacknowledged that such Trustee of the Elain	, 2022, before me, the undersigned, a Notary ly appeared Elaine Rosencrants, Trustee, to me known the executed the within and foregoing instrument and the Rosencrants Family Trust (created by a Declaration the same as the voluntary act and deed of such trustees
SHAWNDA KAY BEHR Commission Number 779358 My Commission Expires July 16, 2025	NOTARY PUBLIC