

BK: 2022 PG: 476
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Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

RECORDER'S COVER SHEET

Preparer Information and Return Document To:

Courtney Schultz, Schultz Law, 3507 SW 34th Street, Des Moines, IA 50321
515-890-1957

Type of Document: Non-Transfer Affidavit

Address: 1089 Woodland Ave, Cumming, Iowa

Legal Description:

The Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Two (2), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, (INCLUDING Parcel "C" located therein, containing 0.25 acres, as shown in Plat of Survey filed in Book 2016, Page 724 on March 28, 2016 in the office of the Recorder of Madison County, Iowa); **EXCEPT** a parcel of land in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Two (2), more particularly described as follows: Beginning at the Southeast corner of said Section Two (2), thence South 85°02'00" West along the south line of Section Two (2), 542.54 feet, thence North 0°00' 426.77 feet, thence North 90°00' East, 540.50 feet to the east line of Section Two (2), thence South 0°00' 379.80 feet to the point of beginning, said excepted parcel containing 5.00 acres including roadway; **EXCEPT** Parcel "B", located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Two (2), as shown in Plat of Survey filed in Book 3, Page 387 on February 16, 1999 in the Office of the Recorder of Madison County, Iowa; and **EXCEPT** that part thereof condemned for highway purposes.

Affidavit of Explanatory Title:

This Affidavit of Explanatory Title is made pursuant to Iowa Code Section 558. As of the date of this Affidavit, each and every installment judgment arising due under the dissolution decree, entered in Gwen Fasano v. Nick Fasano, Madison County Iowa Case number CDDM006437 on 09/24/2019, has been paid by Nick Fasano in full and received by Gwen Fasano. I have reviewed official records from the clerk of court as to the amounts and dates of payment of such judgments and have confirmed the installments due under the decree have been made by Nick Fasano, so no judgment liens lie against this property.

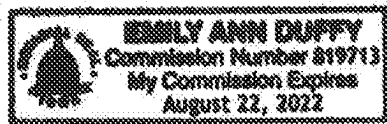
STATE OF IOWA)


) ss:

COUNTY OF POLK)


Timothy M. Duffy

Subscribed and sworn to and acknowledged before me this 8th day of February, 2022.




Notary Public in and for the State of Iowa