

BK: 2023 PG: 1195
Recorded: 5/30/2023 at 12:48:40.0 PM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer Information/Return to: Kyle A. Weber, PO Box 230, Winterset, IA 50273(515) 462-3731



AFFIDAVIT DISCLAIMING INTEREST IN REAL PROPERTY

TO WHOM IT MAY CONCERN:

STATE OF IOWA, MADISON COUNTY, ss:

The Undersigned first being duly sworn (affirmed) upon oath deposes and states:

That the Real Estate Contract executed by Phyllis Pace to Ted Benshoof, filed March 3, 1998, in Book 138, Page 645, in the Recorder's Office of Madison County, Iowa, contains an overly broad legal description.

That the Court Officer Deed filed by the Estate of Phyllis H. Pace to Ted Benshoof, filed September 12, 2002, in Book 2002, Page 4503, in the Recorder's Office of Madison County, Iowa, contains an overly broad legal description.

That a Mortgage executed by Ted Benshoof and Sharon Benshoof to Farmers & Merchants State Bank filed April 14, 2004, in Book 2004, Page 1621, in the Recorder's Office of Madison County, Iowa, contains an overly broad legal description. This Mortgage has been released.

That the Mortgage executed by Benshoof Family Farms, LLC to Metropolitan Life Insurance Company, filed November 13, 2015, in Book 2015, Page 3361, in the Recorder's Office of Madison County, Iowa, contains an overly broad legal description.

That the undersigned hereby disclaim all right, title and interest and affirmatively state that each of the undersigned has no ownership in the real estate legally described as:

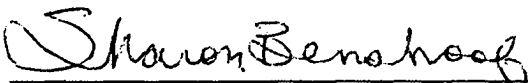
Lots One (1), Two (2), Three (3), and Four (4) in Block Sixteen (16) of the Original Town of Patterson, Madison County, Iowa AND a tract of land located in the Southeast Quarter (¼) of the Southwest Quarter (¼) and the Southwest Quarter (¼) of the Southeast Quarter (¼) of Section Twenty-nine (29), in Township Seventy-six

(76) North, Range Twenty-six (26) West of the 5th P.M., more particularly described as follows, to-wit: Commencing at the Southeast Comer of Block 16, Original Town of Patterson, thence South 83°04'21" West 21.94 feet along the South line of said Block 16 to the Point of Beginning; thence continuing South 83°04'21" West 241.82 feet to the Southwest Comer of said Block 16; thence South 06°52'05" East 38.00 feet; thence North 83°04'20" East 241.86 feet; thence North 06°55'39" West 38.00 feet to the Point of Beginning.

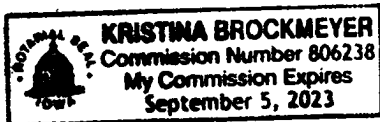
That Charles E. Harper is the actual titleholder of the above-described real estate and is in sole possession of all of said real estate except as may be herein stated. That this affidavit is made from the personal knowledge of the undersigned who is familiar with said real estate, its titleholders, and its parties in possession; and is for the purpose of confirming title to the above-described real estate.

Dated on May 19, 2023.


Ted Benshoof, Affiant

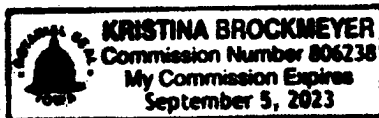

Sharon Benshoof, Affiant

Signed and sworn to (or affirmed) before me on May 19, 2023
by Ted Benshoof.




Signature of Notary Public

Signed and sworn to (or affirmed) before me on May 19, 2023
by Sharon Benshoof.




Signature of Notary Public