



Document 2023 1563

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Rec Amt \$12.00 Aud Amt \$15.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared By and Return to:

Mark L. Smith, POB 230, Winterset, IA 50273

Telephone No.: 515-462-3731

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA :

:SS

COUNTY OF MADISON :

I, Mark L. Smith, a practicing attorney in Winterset, Madison County, Iowa, after first being duly sworn upon oath, depose and state as follows:

1. This is an Affidavit Explanatory of Title to the following-described real property:

The East Half (W1/2) of the Southwest Quarter (SW1/4) of Section 34, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, and the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 2, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, and the North One-fourth (N ¼) of the Fractional Northeast Quarter (Fr. NE ¼) of the Northwest Quarter (NW ¼) of Section 3, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa.

2. I prepared the Trustee Warranty Deed to the property dated June 8, 2023, and filed June 9, 2023, in Book 2023, Page 1305, Individual Trustee’s Affidavit to the property dated June 8, 2023, and filed June 9, 2023, in Book 2023, Page 1306 and Purchaser’s Affidavit to property dated June 8, 2023, and filed June 9, 2023, in Book 2023, Page 1307 all in the Madison County, Iowa, Recorder’s Office, from Franklin Dean Stanley and Steven Don Stanley, Trustees of Hazel M. Stanley Trust Dated September 23, 2011, Convey to Franklin Dean Stanley and

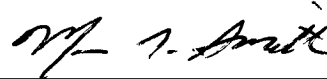
Earline Marie Stanley, as joint tenants with full rights of survivorship and not as tenants in common.

3. I know of my own personal knowledge that said deed contained a scrivener's error in the legal description, as it was listed as:

The West Half (W1/2) of the Southwest Quarter (SW1/4) of Section 34, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, and the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 2, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, and the North One-fourth (N ¼) of the Fractional Northeast Quarter (Fr. NE ¼) of the Northwest Quarter (NW ¼) of Section 3, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa.

4. The true and correct legal description for the property is as is shown in paragraph 1 hereof.

5. I give this Affidavit to cure the defect in the legal description and clear any title defect that may have been created by said error.



Mark L. Smith

Subscribed and sworn to before me by the said Mark L. Smith on this 10th day of July, 2023.


Notary Public in and for the State of Iowa