

BK: 2023 PG: 1668
Recorded: 7/19/2023 at 9:22:28.0 AM
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: Justin E. Hayes, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (8002RE)
Return To: Justin E. Hayes, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801

AFFIDAVIT

RE: First Parcel: Parcel "C" located in the Southeast Quarter (¼) of the Southwest Quarter (¼) of Section One (1), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 20.00 acres, more or less, as shown in Plat of Survey filed in Book 2022, Page 345 on February 2, 2022, in the Office of the Recorder of Madison County, Iowa. (The "Avery" Property)

AND

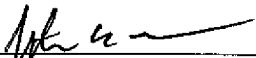
Second Parcel: The Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section One (1), EXCEPT Parcel "B" as shown in Plat of Survey filed March 9, 2016 in Book 2016 Page 579 of the records of the Madison County Recorder's Office, AND EXCEPT Parcel "C" as shown on Plat of Survey filed February 2, 2022 in Book 2022, Page 345 of the records of the Madison County Recorder's Office, all in Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa (The "Kindred" Property)

I, Justin E. Hayes, after being first duly sworn upon oath, do hereby state as follows:

1. I am an attorney licensed to practice law in the State of Iowa.
2. An easement agreement filed in Book 2023 Page 1568 of the Madison County records.
3. The above-referenced easement makes reference to a driveway on the SW part of the Kindred property, when it should correctly refer to a driveway on the SW part of the Avery property.
4. The Easement Agreement refers to Kindred wishing you utilize a driveway now existing on the SW part of the Kindred property where it should correctly refer to Kindred wishing you use a driveway now existing on the SW part of the Avery property.


I offer this affidavit to clear a potential cloud on the chain of title to the above-described real estate.

DATED this 19th day of July, 2023.


Justin E. Hayes

STATE OF IOWA)
)ss:
COUNTY OF POLK)

This record was acknowledged before me on this 19th day of July, 2023 by Justin E. Hayes.



Notary Public in and for said State

