

BK: 2023 PG: 2022
Recorded: 8/25/2023 at 11:11:46.0 AM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.22
Combined Fee: \$15.22
Revenue Tax:
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

PREPARED BY & RETURN TO:	Jennifer A. Randolph, Dentons Davis Brown, 215-10th St. Suite 1300, Des Moines, IA 50309 Telephone: (515) 288-2500
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AFFIDAVIT OF SCRIVENER'S ERROR

RE: Parcel "B" located in the East Half of the Northwest Quarter of the Southeast Quarter (E1/2 NW1/4 SE1/4); AND Parcel "C" located in the West Half of the Northwest Quarter of the Southeast Quarter (W1/2 NW1/4 SE1/4); AND Parcel "D" located in the East Half of the Southwest Quarter of the Southeast Quarter (E1/2 SW1/4 SE1/4); AND Parcel "E" located in the West Half of the Southwest Quarter of the Southeast Quarter (W1/2 SW1/4 SE1/4); ALL IN Section One (1), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., as shown in Plat of Survey filed in Book 2, Page 766 on March 28, 1997, in the Office of the Recorder of Madison County, Iowa; EXCEPT those portions thereof designated to the City of West Des Moines for Parkway; (the "Property").

STATE OF IOWA, POLK COUNTY) ss

The undersigned, Jennifer A. Randolph, being first duly sworn upon oath, and having personal knowledge of the following Property Transfer, state:

1. I am an attorney licensed to practice law in the state of Iowa, and I am well and truly acquainted with the Property described in this affidavit, the Deed (defined below), and the persons and property described therein.

2. The above Property was included in the legal description on a Quit Claim Deed from Le Mar Koethe, a single person, to Marco Properties, LLC (the "Deed"). The Deed was filed of record on May 19, 2023, in Book 2023, Page 1109 in the Office of the Madison County Recorder the legal description on the Deed is:

Parcel "B" located in the East Half of the Northwest Quarter of the Southeast Quarter (E1/2 NW1/4 SE1/4); AND Parcel "C" located in the West Half of the Northwest Quarter of the Southeast Quarter (W1/2 NW1/4 SE1/4); AND Parcels "D" and "E" located in the East Half of the Southwest Quarter of the Southeast Quarter (E1/2 SW1/4 SE1/4); ALL IN Section One (1), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., as shown in Plat of Survey filed in Book 2, Page 766 on March 28, 1997, in the Office of the Recorder of Madison County, Iowa; EXCEPT those portions thereof designated to the City of West Des Moines for Parkway; (the "Incorrect Legal Description").

3. The Deed contains a scrivener's error in which it states that Parcel "E" is located in the East Half of the Northwest Quarter of the Southeast Quarter, when it should state that Parcel "E" is located in the West Half of the Northwest Quarter of the Southeast Quarter.

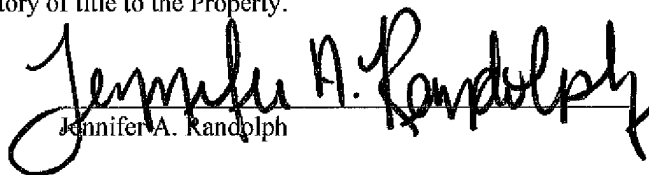
4. As a result the legal description for the Property should read:

Parcel "B" located in the East Half of the Northwest Quarter of the Southeast Quarter (E1/2 NW1/4 SE1/4); AND Parcel "C" located in the West Half of the Northwest Quarter of the Southeast Quarter (W1/2 NW1/4 SE1/4); AND Parcel "D" located in the East Half of the Southwest Quarter of the Southeast Quarter (E1/2 SW1/4 SE1/4); AND Parcel "E" located in the West Half of the Southwest Quarter of the Southeast Quarter (W1/2 SW1/4 SE1/4); ALL IN Section One (1), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., as shown in Plat of Survey filed in Book 2, Page 766 on March 28, 1997, in the Office of the Recorder of Madison County, Iowa; EXCEPT those portions thereof designated to the City of West Des Moines for Parkway.

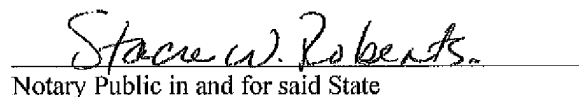
5. Any and all references in the Deed that reference or include the Incorrect Legal Description shall be replaced with:

Parcel "B" located in the East Half of the Northwest Quarter of the Southeast Quarter (E1/2 NW1/4 SE1/4); AND Parcel "C" located in the West Half of the Northwest Quarter of the Southeast Quarter (W1/2 NW1/4 SE1/4); AND Parcel "D" located in the East Half of the Southwest Quarter of the Southeast Quarter (E1/2 SW1/4 SE1/4); AND Parcel "E" located in the West Half of the Southwest Quarter of the Southeast Quarter (W1/2 SW1/4 SE1/4); ALL IN Section One (1), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., as shown in Plat of Survey filed in Book 2, Page 766 on March 28, 1997, in the Office of the Recorder of Madison County, Iowa; EXCEPT those portions thereof designated to the City of West Des Moines for Parkway.

6. This Affidavit is being filed as explanatory of title to the Property.


Jennifer A. Randolph

Subscribed and sworn to before me by Jennifer A. Randolph on this 22nd day of August, 2023.


Notary Public in and for said State

