

BK: 2023 PG: 241
Recorded: 2/10/2023 at 12:34:21.0 PM
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

Preparer/Return to: Brett T. Osborn, 974 - 73rd St., Suite #16, West Des Moines IA 50265 (515) 223-6000

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA)
)ss
COUNTY OF POLK)

1. I am an attorney duly licensed and practicing law in West Des Moines, Polk and Dallas County, Iowa.

2. I am acquainted with the chain of title to this property, and this property being the one that is involved in the real estate contract:

Parcel "A", located in par of the Southeast Quarter (¼) of the Southwest Quarter (¼) and part of the Southwest Quarter (¼) of the Southeast Quarter (¼) of Section Thirty-two (32), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.00 acres, as shown in Amended Plat of Survey filed in Book 2002, Page 3423 on July 15, 2002, in the Office of the Recorder of Madison County, Iowa, and corrected by an Affidavit filed in Book 2002, Page 4680 on September 23, 2002.

Locally known as: 1755 280th Street, Winterset, Iowa 50273

3. As counsel for MR2D, L.L.C., I prepared the various Real Estate Contract-Installment agreements for the parties. These documents were provided through Buyer's real estate agent to the Buyers more than 14 days prior to the closing of the transaction. Buyers were in possession of this real estate at the time of the transaction as occupants. The transaction did not close until more than 14 days after providing a copy of the Seller Disclosure Property Condition and Real Estate Contract Disclosure Statement and a Lead Based Paint Disclosure was provided to the Buyers. Furthermore, a Time of Transfer Inspection Report was obtained and provided to the Buyer. After providing the Buyers with notice of all of the required disclosures and a copy of

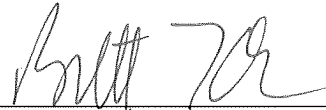
the Real Estate Contract, Buyers and Sellers executed the documents, confirming that they had received and agreed to the terms and conditions of the Real Estate Contract. There is communication through counsel and Buyer's real estate agent confirming the approval of the terms and conditions by the parties of the Real Estate Contract. Thereafter, and after providing copies of all of the contract disclosure documents and the Real Estate Contract and accompanying instruments, the parties waited the required 14 days prior to closing the transaction. The transaction closed on or about January 30, 2023, and thereafter the documents were filed of record according to the records of the Madison County Recorder.

4. This affidavit is given to confirm the timing of the various events in the transaction, and in compliance with Iowa Code Chapter 558.70 (although the transaction was not required to comply with 558.70), and Chapter 558(A) of the Code of Iowa.

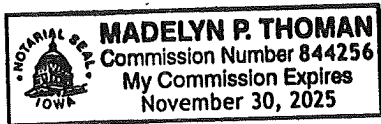
8. This Affidavit is given to clear any potential cloud and is an Affidavit Explanatory of Title pursuant to Iowa Code § 558.8 and should be afforded all of the presumptions and conclusions provided for therein.

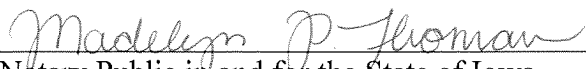
Further affiant sayeth naught.

Signed this 9th day of February, 2023.

By: 
Brett T. Osborn

Subscribed and sworn to before me this 9th day of February, 2023, by
Brett T Osborn.




Notary Public in and for the State of Iowa