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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

EJ

This Affidavit prepared by and return to:
Joseph K. Strong, P.O. Box 215, Indianola, Iowa 50125 (515) 961-2574

AFFIDAVIT

STATE OF IOWA :
 : ss
COUNTY OF WARREN :

I, Joseph K. Strong, do hereby state on my oath that I am an attorney practicing in Indianola, Iowa. I was the drafter of the following described documents:

- A) Affidavit of Surviving Joint Tenant for Change of Title to Real Estate dated March 23, 2020 and filed of record in Book 2020, Page 957, Office of the Madison County, Iowa Recorder.
- B) Quit Claim Deed from Kathleen A. Ridout to Kathleen Ann Ridout, Trustee of the Kathleen Ann Ridout Trust U/A Dated March 23, 2020 dated March 23, 2020 and filed of record in Book 2020, Page 958, Office of the Madison County, Iowa Recorder
- C) Quit Claim Deed from Kathleen Ann Ridout as Trustee of the Kathleen Ann Ridout Trust U/A Dated March 23, 2020 to Gary L. Ridout, Jr. dated December 27, 2022 and filed in Book 2023, Page 37, Office of the Madison County, Iowa Recorder
- D) Individual Trustee Affidavit from Kathleen Ann Ridout as Trustee of the Kathleen Ann Ridout Trust U/A Dated March 23, 2020 dated December 27, 2022 and filed in Book 2023, Page 38, Office of the Madison County, Iowa Recorder
- E) Purchaser Affidavit from Gary L. Ridout, Jr. dated December 29, 2022 and filed in Book 2023, Page 39, Office of the Madison County, Iowa Recorder
- F) Quit Claim Deed from Gary L. Ridout and Jennifer L. Ridout to Gary L. Ridout and Jennifer L. Ridout as Co-Trustees of the Gary L. Ridout Trust U/A Dated September

28, 2023 dated September 28, 2023 and filed in Book 2023, Page 2488, Office of the Madison County, Iowa Recorder.

That due to a scriviner's error on all such documents there was an error in the legal description duplicating the phrase "thence West 632 feet".

That on all such documents the legal description should have been as follows:

Commencing at the Northeast corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Sixteen (16), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and running thence South 198 feet, thence West 632 feet, thence in a Northwesterly direction to a point 688 feet West of the point of beginning, and thence East to the point of beginning, consisting of 3 acres

AND

The Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Sixteen (16) Township Seventy-Four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

EXCEPT Parcel B of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 16, Township 74 North, Range 28 West of the Fifth P.M., Madison County, Iowa


AND EXCEPT Commencing at the Northeast corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Sixteen (16), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and running thence South 198 feet, thence West 632 feet, thence in a Northwesterly direction to a point 688 feet West of the point of beginning, and thence East to the point of beginning, consisting of 3 acres

AND

Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa


This Affidavit is made for the purpose of clarifying title to the real property shown herein above.

Date: October 16, 2023



Joseph K. Strong

Subscribed and sworn to before me by Joseph K. Strong this 16 day of October, 2023



Notary Public

