

BK: 2023 PG: 2694
Recorded: 11/1/2023 at 9:00:28.0 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

Return to Preparer: Jeffrey W. Courter, 700 Walnut, Suite 1600, Des Moines, IA 50309; (515) 283-8048
Address Tax Statement: Lincoln Savings Bank, 13523 University Avenue, Clive, IA 50325

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA)
) ss:
COUNTY OF MADISON)

RE: A tract of land located in the Northwest Fractional Quarter (¼) of the Units #101, #102, #103, #104, #106, #107, #108, #201, #202, #203, #204, #205, #206, #208, #301, #302, #303, #304, #305, #306, #307, and #308 of JEFFERSON PLACE in the City of Winterset, Madison County, Iowa, and an undivided interest in the common elements and areas of Jefferson Place, as shown in the Declaration of Condominium of Jefferson Place filed for record on April 14, 1995 in Town Lot Deed Record 60 at page 159 in the Madison County Recorder's Office (and any supplements and amendments thereto).

Locally known as: 209 Jefferson Street W., Winterset, Iowa

(hereinafter "**Real Estate**")

I, the undersigned, Jeffrey W. Courter, of West Des Moines, Iowa, being first duly sworn upon oath, do depose and state as follows:

1. I am an attorney licensed to practice law in the State of Iowa.
2. I am well acquainted with the title and ownership of the Real Estate and have personal knowledge of the facts set forth in this Affidavit.
3. The Real Estate is now owned by Lincoln Savings Bank pursuant to an Alternative Nonjudicial Foreclosure proceeding which was completed on September 15, 2023, via the recording of an Affidavit of Compliance with the Madison County Recorder at BK: 2023 PG: 2236.

4. In a Preliminary Title Opinion regarding the Real Estate prepared by Johnston, Iowa attorney Jeremy Danilson (“Danilson”), dated October 17, 2023 (“PTO”), Danilson identified the following Court action potentially impacting the Real Estate as set forth in the abstract as follows:

a. State of Iowa vs. Blue Care Homes, Case No. EQCV035560.

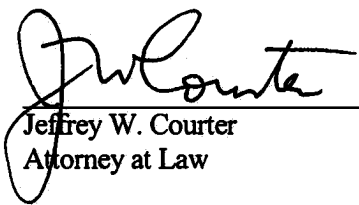
This Court action will not have any impact upon the Real Estate for the following reason:

a. This receivership matter by the State of Iowa is nearly concluded with the Receiver already receiving a partial discharge, and the remaining issues deal with the prior owner’s 401(k) obligations to its former employees, none of which have any impact upon the Real Estate.

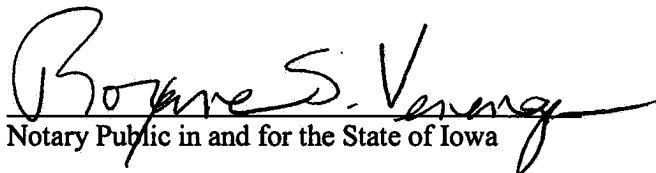
5. All of the foregoing is true and correct as I verily believe.

6. I offer this Affidavit to pursuant to Iowa Code §558.8 to clear any potential lien or cloud that may appear in the chain of title to the Real Estate.

Dated this 31st day of October, 2023.

By: 
Print: Jeffrey W. Courter
Title: Attorney at Law

Signed and sworn to (or affirmed) before me on this 31st day of October, 2023, by Jeffrey W. Courter, Attorney at Law.


Notary Public in and for the State of Iowa

