

BK: 2023 PG: 773  
Recorded: 4/17/2023 at 2:22:15.0 PM  
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: Karen K. Varley, 201 NE Second ST., PO Box 235, Stuart, IA 50250; 515-523-2456  
Address Tax Statement: [Not a Conveyance]

### AFFIDAVIT OF SCRIVENER'S ERRORS REGARDING REAL ESTATE

**Grantor:** Karen K. Varley                      **Grantee:** To Whom It May Concern (The Public)

**Re:** The West Fractional Half (Wfr $\frac{1}{2}$ ), and the West Half (W $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ), of Section Six (6), in Township Seventy-Six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

Associated Parcel Numbers: 280050684000000 280050686010000 280050642000000  
280050644000000 280050646000000 280050648000000 280050662000000  
280050664000000 280050666010000 280050668010000

State of Iowa, Guthrie County) SS.

I, Karen K. Varley, Attorney at Law, being first duly sworn, depose and state as follows:

1. I am an attorney for the Earnest A Kopaska Trust, created pursuant to the Last Will and Testament of Earnest A. Kopaska dated November 29, 2010, which was admitted to probate without administration in Iowa District Court for Adair County on September 3, 2021, as case number ESPR009627.
2. A Report and Inventory, including Schedules A-F, was filed on November 18, 2022 in ESPR 009627. A Certificate of Change of Title pursuant to Iowa Code § 633.481 was filed in the Madison County Recorder's Office in Book 2023 at Page 470, on March 08, 2023.
3. The legal description in the Inventory (Schedule A, Item 1) and the Change of Title (Item 1) incorrectly included the parcel underlined below:

The West Fractional Half (Wfr $\frac{1}{2}$ ), and the West Half (W $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ), and the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$  SE $\frac{1}{4}$ ), of Section Six (6), in Township Seventy-Six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.
4. The correct legal description is set forth at the top of this Affidavit.
5. Public records indicate that the auditor's transfer books are correct and no update is needed.

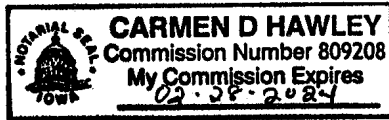
6. The valuation associated with the Inventory was calculated without the erroneous parcel and no update is needed.
7. The ESPR009627 Report and Inventory, Schedule A, Item 1, listing of parcel numbers erroneously duplicated one parcel number, as indicated below by underlining:  

Associated Parcel Numbers: 280050684000000, 280050686010000, 280050642000000,  
280050644000000, 280050646000000, 280050648000000, 280050662000000,  
280050662000000, 280050666010000, 280050668010000
8. The second of the duplicated parcel numbers (the 8th item) should read : 280050664000000.
9. This Affidavit is given to correct the errors in the above-mentioned documents.

April 13, 2023

Karen K Varley  
Karen K. Varley, Affiant

Subscribed and sworn to before me by Karen K. Varley this 13<sup>th</sup> day of April, 2023.



My commission expires:

Carmen D. Hawley  
Notary Public in and for said State and County