

BK: 2023 PG: 895
 Recorded: 5/1/2023 at 11:32:05.0 AM
 Pages 5
 County Recording Fee: \$27.00
 Iowa E-Filing Fee: \$3.50
 Combined Fee: \$30.50
 Revenue Tax:
 BRANDY L. MACUMBER, RECORDER
 Madison County, Iowa



Preparer Name	Janelle Ewing 925 E 4th St. Waterloo, IA 50703 319-234-2530				
	Street Address	City	State	Zip	Phone
Return Document To:	same				

**AFFIDAVIT IN LIEU OF SURRENDER OF TITLE
 PURSUANT TO IOWA CODE SECTION 435.26B**

PART A - OWNER INFORMATION

Full Legal Name - Owner #1: Janet D Meyer
First Middle Last

Residence Address: 2001 105th St. Earlham Madison IA 50072
(Business Address if organization) Address City County State Zip Code

Mailing Address: 5909 Crown Lane Des Moines Polk IA 50311
Address City County State Zip Code

Iowa DL # or Iowa ID #: 353-38-5774 Tax Identification #: n/a
(If individual) (If organization)

Full Legal Name - Owner #2: n/a n/a n/a
First Middle Last

Residence Address: n/a n/a n/a
(Business Address if organization) Address City County State Zip Code

Mailing Address: n/a n/a n/a
Address City County State Zip Code

Iowa DL # or Iowa ID #: n/a Tax Identification #: n/a
(If individual) (If organization)

If there are additional owners, attach a separate page to this affidavit listing the owner information required above.

PART B - DESCRIPTION OF MANUFACTURED OR MOBILE HOME

1995	Patriot Homes	n/a	PAT3975B/AIN
Year	Make	Model	Serial Number (or other unique identifying number)



PART C - STATEMENT OF OWNERSHIP, LIENS, ENCUMBRANCES, OR SECURITY INTERESTS

Owner(s) has/have title or interest in the manufactured or mobile home described in Part B of this affidavit ("the Home") as follows:
ownership

Following is a complete listing of the names and addresses of all persons having a lien, encumbrance, or security interest in the Home. If none, so state: NONE

Name	Mailing Address (Address, City, State, Zip)	Interest Held

If there are additional persons that have a lien, encumbrance, or security interest in the Home, attach a separate page to this affidavit listing the name of each person holding the interest, the person's mailing address, and the nature of the interest held.

PART D - FACTS AFFECTING VALIDITY OF TITLE, LIENS, ENCUMBRANCES OR SECURITY INTERESTS

Check one of the following:

- The owner(s) is/are NOT aware of (i) any other claim, lien, or encumbrance affecting the Home, (ii) any facts or information that could reasonably affect the validity of title of the Home or the existence of any security interests in it.
- The owner(s) is/are aware of (i) other claims, liens, or encumbrances affecting the Home, and/or (ii) facts or information that could reasonably affect the validity of title of the Home or the existence of any security interests in it. (Attach separate explanation).

PART E - PERSON FROM WHOM PURCHASED OR ACQUIRED

The owner(s) purchased the Home from the following:

Name: Steven D. Mimnaugh & Tina D. Mimnaugh

Address: 2001 105th St. Earlham Madison IA 50072
Street City County State Zip Code

Date of purchase/acquisition March 19, 1998 Location of purchase/acquisition Madison County

PART F - TITLE OPINION

Attached to this affidavit is a written opinion by an attorney licensed to practice law in this state who has examined the abstract of title of the land upon which the Home is situated. The opinion states the names of the owners and holders of mortgages, liens, or other encumbrances on the land upon which the Home is situated and notes the encumbrances along with any bonds securing the encumbrances. Utility easements shall not be construed to be encumbrances.

PART G - LOCATION OF MANUFACTURED OR MOBILE HOME

The Home is located on real property described in the attorney title opinion referenced in Part F and:

1. Is located outside a manufactured home community or mobile home park;
2. Has been converted to real estate by being placed on a permanent foundation;
3. Has been entered on the tax rolls.

THIS PART TO BE ENDORSED BY THE CITY OR COUNTY ASSESSOR:

Signature of City or County Assessor [Signature] Date 4/20/98 Printed Name of City or County Assessor Jessiea Aldridge

PART H - DEPARTMENT OF TRANSPORTATION ENDORSEMENT

The department has searched its records and certifies (i) there is no record of a certificate of title, (ii) no record of surrender of a certificate of title, (iii) no record of any ownership interest contrary to the ownership interest asserted by the owner(s), (iv) no lien, encumbrance, or security interest contrary to those specified by the owner(s) for the Home.

[Signature] 4.20.2023 Amanda DeVos
Signature of Department Representative Date Printed Name of Department Representative

PART I - STATEMENT OF TITLE SEARCH

After diligently searching for the same, the owner(s) has/have been unable to locate and produce a manufacturer's certificate of origin or a certificate of title for the Home.

Owner(s) has/have no knowledge that a certificate of title has previously been issued or surrendered for the Home.

PART J - EXECUTION BY OWNERS

State of Iowa)
County of Dallas) ss:

I (we) the undersigned, being first duly sworn (or affirmed) under oath, state of my (our) personal knowledge that all the preceding information set out in this affidavit is true and correct.

[Signature]
Owner #1
David P. Meyer as Administrator of the Estate of Janet D. Meyer
Printed Name

Owner #2

Printed Name

Additional owners (if applicable):

Signature

Printed Name

Signature

Printed Name

Signed and sworn to (or affirmed) before me on April 13, 2023, by David P. Meyer,
administrator of the estate of Janet D. Meyer



[Signature]

Notary Public

Official Seal:



925 E. 4th Street, Waterloo, IA 50703 | p. 319.234.2530 | f. 319.232.6341 | sayerslaw.com

December 12, 2022

Wells Fargo Bank, N.A.
c/o Janelle Ewing
925 E 4th St.
Waterloo, IA 50703

Re: 2001 105th St., Earlham, IA 50072

Dear Sir or Madam:

We have examined the Abstract of Title to the following described real estate:

Parcel "A" of Plat of Survey filed November 15, 1994, in Bk 2 Pg 516, being a part of the Northwest Quarter of the Southwest Quarter of Section 2, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa.

and we find merchantable title vested in:

Estate of Janet D. Meyer

subject to the following comments and objections:

1. **MORTGAGE(S)**: Entry 8 at Page 6 shows a Mortgage, from Janet D. Meyer, widow to Wells Fargo Financial Iowa 3, Inc., dated August 27, 2007, and filed September 4, 2007, in Doc. No. 2007-3393.

This mortgage should be released.

2. **TAXES**:

GENERAL TAXES:

Parcel No. 200030264002000: Real Estate taxes for 2021-2022 fiscal year due and payable in the 2022-2023 fiscal year are as follows:

1 st Half:	\$872.00	Unpaid, plus penalty and interest
2 nd Half:	\$872.00	Unpaid

Special Assessments:

NONE

MNLR Search Results:

NONE

3. **ZONING:** Various zoning ordinances and governmental regulations/ordinances may affect the present, or your intended use of the real estate. You should contact the appropriate offices for details.
4. **EASEMENTS, RIGHT OF WAYS AND MUNICIPAL OBLIGATIONS:** None.
5. **COVENANTS:** None.
6. **OTHER MATTERS:** None.

MEMORANDUM

The following matters cannot be determined from the Abstract:

- (a) The interest, if any, of persons in possession other than titleholders of record;
- (b) Facts disclosed by a survey or environmental audit;
- (c) Easements or encroachments apparent by physical evidence of their use;
- (d) Claims for labor or improvements made within the last ninety (90) days;
- (e) Whether there are any unpaid sewage, water or garbage assessments;
- (f) Bankruptcy matters not shown involving parties of interest in the real estate;
- (g) Zoning and other governmental action not appearing of record; and
- (h) Matters within your own knowledge not appearing of record.

The Abstract, continued by Title Services Corporation, commences with the date of filing of the Root of Title, and is certified to November 23, 2022 at 8:00 a.m.

Respectfully submitted,

The Sayer Law Group, P.C.

By:


Brian Sayer

BGS/eld

Title Guaranty/Member #3394