
Prepared by & Return to: Fred L. Dorr, 4201 Westown Parkway – Suite 250, West Des Moines, Iowa 50266

AFFIDAVIT OF EXPLANATION

STATE OF IOWA)
) ss.
COUNTY OF POLK)

On this 30th day of day of January 2024, the undersigned, after first being duly sworn on oath, deposes and states as follows:

1. This Affidavit is given to explain certain typographical errors which appear in an “Overhead Easement Agreement” (“**Easement Agreement**”) filed in the records of the office of the Recorder of Madison County, Iowa, on January 26, 2024, as Document 2024 181.
2. The Easement Agreement deals with certain property legally described as set forth in the attached Exhibit “A. ” That same exhibit is included here and, by this reference, made a part hereof.
3. The Recorder’s Cover Sheet shows the Grantor as: **Tbi Enterprises LLC**.
4. The Easement Agreement executed on January 4, 2024, shows the Easement Agreement as being entered into between **Tdi Enterprises LLC** and **Farmers Electric Coop**.
5. The name of the Grantor is inaccurate due to a typographical error, as the Grantor is, in fact, “**TBI Enterprises, LLC**.”

6. The full name of the party receiving the easement grant is “Farmers Electric Cooperative, Inc.”
7. The Affiant is aware of the veracity of the circumstances addressed herein based on personal knowledge, information, and belief.
8. The purpose of this Affidavit is to clear up those typographical errors or incomplete references to the Easement Agreement Grantee so as not to confuse later title examiners or others relying on the same or reading the Easement Agreement and otherwise viewing the matters addressed herein as title impediments.
9. Accordingly, the purpose of this Affidavit is to correct those matters which are otherwise set forth in the original Overhead Easement Agreement dated January 4, 2024, all as explained herein.
10. I am an attorney licensed to practice law in Iowa and associated with the law firm of Wasker, Dorr, Wimmer & Marcouiller, P.C. with offices located at 4201 Westown Parkway – Suite 250, West Des Moines, Iowa 50266. I am corporate legal counsel for Farmers Electric Cooperative, Inc.

FURTHER AFFIANT SAYETH NOT.

Dated: January 30, 2024.

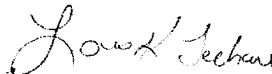
WASKER, DORR, WIMMER & MARCOUILLER, P.C.



By: _____

Fred L. Dorr AT0002105
Westown Parkway, Suite 250
West Des Moines, Iowa 50266-6720
Phone: (515) 283-1801
Fax: (515) 283-1802
Email: fdorr@wdwm.net

Signed and sworn to (or affirmed) before me on January 30, 2024, by Fred L. Dorr.



Notary Public in and for the State of Iowa



PARCEL B 3.1A NE COR NW NE
SECTION EIGHT (8). TOWNSHIP
SEVENTY-FOUR (74) NORTH,
RANGE TWENTY-EIGHT (28)
WEST OF TH 5TH P.M. MADISON
COUNTY IOWA.

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EXHIBIT "A"