



Document 2024 232

Book 2024 Page 232 Type 06 009 Pages 2
Date 2/01/2024 Time 11:12:07AM
Rec Amt \$12.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared By: Mark L. Smith, POB 230, Winterset, IA 50273 Telephone No.: 515-462-3731
Return To: Mark L. Smith, POB 230, Winterset, IA 50273

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA :
 :SS
COUNTY OF MADISON :

I, Mark L. Smith, a practicing attorney in Winterset, Madison County, Iowa, after first being duly sworn upon oath, depose and state as follows:

- 1. This is an Affidavit Explanatory of Title to the following-described real property:

Parcel "G" located in the Northwest Quarter (1/4) of Section Eleven (11), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 4.76 acres, as shown in Plat of Survey filed in Book 2023, Page 2460 on October 5, 2023, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "H", located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) therein, as shown in Plat of Survey filed in Book 2023, Page 3090 on December 19, 2023, in the Office of the Recorder of Madison County, Iowa.

- 2. I prepared the deed to the property January 11, 2024, and filed January 22, 2024, in Book 2024, Page 138 of Madison County, Iowa, Recorder's Office from Michael J. Frank and Terri Zimmerman-Frank, husband and wife, to Kelly Axelrod.

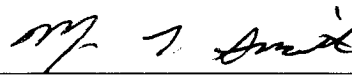
- 3. I know of my own personal knowledge that said deed contained a scrivener's error in the purchase price, in that it read:

For the consideration of Thirty-Eight Thousand Dollar(s) and other valuable consideration, Michael J. Frank and Terri L. Zimmerman-Frank, Husband and Wife, do hereby Convey to Kelly Axelrod, the following described real estate in Madison County, Iowa:

4. The true and correct purchase price for the property is:

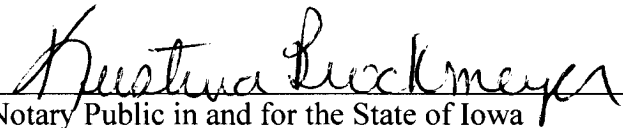
For the consideration of Three Hundred Eighty Thousand Dollar(s) and other valuable consideration, Michael J. Frank and Terri L. Zimmerman-Frank, Husband and Wife, do hereby Convey to Kelly Axelrod, the following described real estate in Madison County, Iowa:

5. I give this Affidavit to clear any title defect that may have been created by said scrivener's error.



Mark L. Smith

Subscribed and sworn to before me by the said Mark L. Smith on this 31st day of January, 2024.



Notary Public in and for the State of Iowa

