

BK: 2024 PG: 2352  
Recorded: 9/27/2024 at 1:28:15.0 PM  
Pages 2  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**AFFIDAVIT EXPLANATORY OF TITLE**  
**Recorder's Cover Sheet**

**Preparer Information:** Mallory Henninger, Cumberland Legal Group PLLC, PO Box 602, Atlantic, IA 50022, Phone: (402) 490-2315

**Taxpayer Information:** Alyssa Nicole Itzin Timm and Michael Dean Timm, 1717 Merriam Court, Winterset, IA 50273

**Return Document To:** Midwest Title Inc., 1413 South Washington Street, Suite 110, Papillion, NE 68046

**Grantors:** See Page 2

**Grantees:** See Page 2

**Legal Description:** See Page 2

**Document or instrument number if applicable:**

**AFFIDAVIT EXPLANATORY OF TITLE**

STATE OF Iowa, )  
Madison COUNTY) ss

I, Alyssa Nicole Itzin Timm, being first duly sworn on oath, depose and state as follow:

1. I am the owner of the property located at 1717 Merriam Court, Winterset, IA 50273, and have personal knowledge of the items set forth herein;
2. The property located at 1717 Merriam Court, Winterset, IA 50273 is described as:

**Lot 6 of Hillcrest Subdivision, located in the East Half of the Northeast Quarter of Section 10, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa.**

3. I acquired right, title, and interest in the property by virtue of a Warranty Deed from Yanhui Yu and Scott Iverson, a married couple, to Alyssa Nicole Itzin Timm and Michael Dean Timm, a married couple, dated March 31, 2023, and filed April 11, 2023, in Book 2023, Page 722.

4. The legal description on the above-described deed improperly described the property as: **Lot 6 of Hillcrest Subdivision, located in the East Half of the North, Madison County, Iowa.**

5. In the above-described deed, the Grantees are shown as a married couple, omitting any mention of type of tenancy.

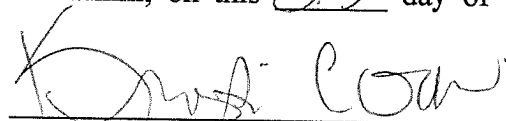
6. My husband and I would like to be listed as joint tenants with full rights of survivorship, and not as tenants in common.

7. This affidavit is set forth to correct any issues with the title in the subject property due to the incorrect legal description and omission of type of tenancy, filed in the Madison County Records, pursuant to the signing dates of each respective document.

FURTHER AFFIANT SAYETH NOT.

  
Alyssa Nicole Itzin Timm

Subscribed and sworn to before me by Alyssa Nicole Itzin Timm, on this 23 day of September, 2024.

  
Notary Public

