

BK: 2024 PG: 3066
Recorded: 12/18/2024 at 3:45:09.0 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

Preparer: Lindsey A. Guerrero, 700 Walnut, Ste 1300, Des Moines, IA 50309; (515) 283-3176
Return to: James C. Wine, Nyemaster Goode, P.C., 700 Walnut, Ste 1300, Des Moines, IA 50309

AFFIDAVIT OF DISCLAIMER AND EXPLANATORY OF TITLE

Re: The North Sixty-five (65) acres of the East Half (½) of the Northwest Quarter (¼) of Section One (1), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

(hereinafter the “Real Estate”)

I, Vernon L. Flinn, after being first duly sworn upon oath, depose and state:

1. I am the current member, a duly authorized officer of Flinn Farms, LLC, an Iowa limited liability company (the “Company”).
2. I am well acquainted with the title and ownership of the Real Estate and have personal knowledge of the facts set forth in this affidavit.
3. The chain of title to the Real Estate reflects a Quit Claim Deed from Vernon L. Flinn and Tonya L. Flinn, husband and wife, (collectively hereinafter, the “Grantors”) to the Company dated December 18, 2013, filed May 21, 2024 in Book 2014, Page 1189 in the Madison County Recorder’s Office (“Deed”).
4. The Deed inadvertently referenced a portion of the Real Estate, but at the time of the execution and recording of the Deed, the Grantors had no right, title, or interest in the Real Estate to convey to the Company.
5. The Company does not claim an interest in the Real Estate and never intended to acquire an interest in the Real Estate by virtue of the Deed.
6. The Company is not now, and has not previously been, a titleholder to the Real Estate.
7. The Company offers this affidavit pursuant to Iowa Code §558.8 to disclaim any and all interest which may appear in the chain of title to the Real Estate and to remove any potential lien or cloud on the Real Estate that may be created by virtue of said Deed.

[SIGNATURE PAGE TO FOLLOW]

[SIGNATURE PAGE TO AFFIDAVIT OF DISCLAIMER
AND EXPLANATORY OF TITLE]

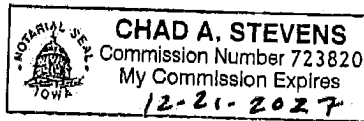
Dated: December 18, 2024.

FLINN FARMS, LLC,
an Iowa limited liability company

By: Vernon L. Flinn
Print: Vernon L. Flinn
Title: member

STATE OF Iowa, COUNTY OF Wasson, ss:

Signed and sworn to (or affirmed) before me on this 18 day of December, 2024, by
Vernon L. Flinn, as member of Flinn Farms, LLC, an Iowa limited liability
company.



Chad A. Stevens
Signature of Notary Public