

BK: 2024 PG: 3083
Recorded: 12/19/2024 at 2:45:08.0 PM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared By/Return To: Benjamin D. Bruner, 801 Grand Avenue, Suite 3700, Des Moines, IA 50309 (515) 244-2600

AFFIDAVIT EXPLANATORY OF TITLE

TO: SEE LEGAL DESCRIPTION IN EXHIBIT "A" ("Property")

I, Ted Corrigan, being first duly sworn upon my oath depose and state as follows:

1. I am the CEO and General Manager of the Board of Water Works Trustees of the City of Des Moines, Iowa, and in that capacity am familiar with the use of the above-described Property.


2. I know of my own personal knowledge that the Board of Water Works Trustees of the City of Des Moines, Iowa is a municipal utility board existing and operating in the City of Des Moines, Iowa and constituted under Chapter 388, Code of Iowa (the "Board of Water Works Trustees").

3. Section 388.4(2), Code of Iowa, requires that title to all property of a city utility be held in the name of the city and the utility board has all powers and authorities of the city with respect to the acquisition, disposition, management, control and operation of the Property.

4. I know of my own personal knowledge that according to the records of the Board of Water Works Trustees that at all times since its acquisition the Property has been exclusively used by and for the benefit of the Board of Water Works Trustees.

5. This affidavit is given pursuant to Section 558.8, Code of Iowa, to explain any apparent defect in the chain of title to the property and to take advantage of the presumptions created thereby.

Dated: ~~November~~ December 9, 2024



Ted Corrigan

Subscribed and sworn to before me on November 12/9/24 2024 by Ted Corrigan.

Michelle L. Watson
Signature of Notary Public

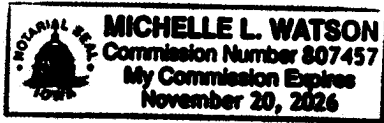


EXHIBIT A
Legal Description

The Northeast Fractional Quarter ($\frac{1}{4}$) and the North Sixty-five (65) acres of the East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section One (1), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.