

BK: 2024 PG: 431
Recorded: 2/29/2024 at 12:23:58.0 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 OF MARITAL STATUS
Recorder's Cover Sheet

Preparer Information:

Billy Mallory, Mallory Law, 5550 Wild Rose Lane, Suite 400, West Des Moines, Iowa 50266
Phone: (515) 207-2365

Taxpayer Information:

Abigail & James Duncan, 2974 120th Street, Van Meter, Iowa 50261

Return Document To:

Abigail & James Duncan, 2974 120th Street, Van Meter, Iowa 50261

Grantor:

Lance Todd Nelson, Trustee of the Nelson Family Trust dated the 2nd day of February 2018

Grantee:

Abigail & James Duncan, 2974 120th Street, Van Meter, Iowa 50261

Legal Description:

Lot One (1) of Arrowhead Estates, Plat 1, a subdivision in the North Half (1/2) of the Northeast Quarter (1/4) of Section Seventeen (17), Township Seventy-seven (77) North, Ranger Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Document or instrument number of previously recorded documents:

I, Lance Todd Nelson, being duly sworn upon oath, depose and state:

1. I am over 18, have personal knowledge of, and am competent to testify about the matters set forth herein.

2. I signed a Quit Claim Deed dated March 16, 2018 and filed March 19, 2018 in Book 2018, Page 840 for:

Lot One (1) of Arrowhead Estates, Plat 1, a subdivision in the North Half (1/2) of the Northeast Quarter (1/4) of Section Seventeen (17), Township Seventy-seven (77) North, Ranger Twenty-six (26) West of the 5th P.M., Madison County, Iowa.


3. The aforementioned Quit Claim Deed did not identify my martial status at that time.

4. I was single on March 16, 2018 and have not been married since that date. I am currently single.

5. This affidavit is executed to clear any potential cloud on the title to the Property on title on the above described real property.

I declare under penalty of perjury under the laws of the State of Iowa that the foregoing is true and correct.

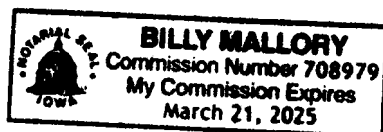
2-28-2024
Date

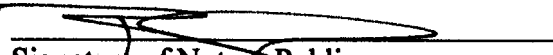


Lance Todd Nelson

STATE OF IOWA, COUNTY OF **Dallas**

This record was acknowledged before me on 2-28-2024, 2024, by Lance Todd Nelson.





Signature of Notary Public