

BK: 2024 PG: 581
Recorded: 3/19/2024 at 8:11:17.0 AM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.22
Combined Fee: \$15.22
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

AFFIDAVIT
Recorder's Cover Sheet

Preparer Information:

Nathan A Russell, 700 Second Avenue, Des Moines, IA 50309
Phone: (515) 243-1914

Taxpayer Information:

B&V Investments, LLC, 2824 N 8th Avenue, Winterset, IA 50273

Return Document To:

B&V Investments, LLC, 2824 N 8th Avenue, Winterset, IA 50273

Grantors:

Leonard H. Holt and Dixie L. Holt

Grantee:

B&V Investments, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

AFFIDAVIT

RE:

Lot 5 of Helen McCall Huntoon Addition, Plat #1 to the Town of Winterset, Madison County, Iowa.

(locally known as 304 E Madison, Winterset, IA 50273)

STATE OF IOWA, COUNTY OF POLK, ss:

I, Nathan A. Russell, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

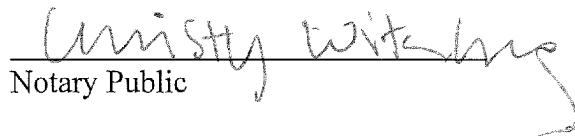
1. I am an attorney licensed in the State of Iowa with offices in Des Moines.
2. In my work I have become acquainted with Leonard H. Holt, one of the grantors in an instrument recorded March 8, 2024, in book 2024 at page 499.
3. I am familiar with the chain of title to the above property, and that a prior document of conveyance referred to a "Lynn Holt" or "Lynn H. Holt" as an owner of the property. I know of my own personal knowledge that all references to "Lynn Holt", or "Lynn H. Holt", contained in said chain of title refer to the same individual as "Leonard H. Holt".
4. This affidavit is given pursuant to Iowa Code § 558.8, and to take advantage of all the presumptions created thereby.

Dated: March 18, 2024.



Nathan A. Russell, Affiant

Subscribed and sworn to before me this 18th day of March, 2024, by Nathan A. Russell.



Notary Public

