

BK: 2025 PG: 1037
Recorded: 5/1/2025 at 9:08:41.0 AM
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

Prepared by and after recording return to: Joel B. Templeman, 4949 Westown Parkway, Suite 200,
West Des Moines, IA 50266; (515) 243-2100

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA)
) SS:
COUNTY OF POLK)

RE: Unit 2, a part of Parcel “A” located in Lot (2), Casper First Addition, to the City of Winterset, Madison County, Iowa, containing 0.07 acres, as shown in Plat of Survey filed in Book 2019, Page 3031 on September 20, 2019, in the Office of the Recorder of Madison County, Iowa.

Locally known as: 301 Wambold Drive, Winterset, IA 50273 (“Property”)


The undersigned, James D. Elliott, does upon his oath depose and state as follows, to-wit:

1. Title to the Property was conveyed by James D. Elliott and Laura C. Elliott to 301 Wambold, L.L.C. pursuant to that certain Quit Claim Deed dated August 13, 2020, and recorded on August 17, 2020 in Book 2020 at Page 2979 in the records of the Recorder for Madison County, Iowa.

2. James D. Elliott and Laura C. Elliott were married to one another at the time they executed the Quit Claim Deed identified in Paragraph 1 herein.

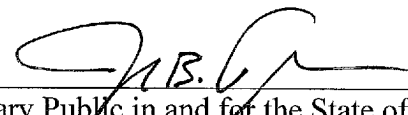
3. I make this Affidavit based upon my own personal knowledge in order to remove any possible cloud on the chain of title to the Property.

DATED this 24th day of April, 2025.



James D. Elliott

On this 24th day of April, 2025, before me, a Notary Public, in and for the State of Iowa, personally appeared James D. Elliott, to me known to be the person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.



Notary Public in and for the State of Iowa

