

BK: 2025 PG: 1289
Recorded: 5/28/2025 at 9:20:08.0 AM
Pages 1
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: A. Eric Neu, 721 N. Main Street, Carroll, IA 51401 (712) 792 3508
Return to: A. Eric Neu, 721 N. Main Street, Carroll, IA 51401 (712) 792 3508

AFFIDAVIT RE:

Unit Fourteen (14) of JW Flats, City of Winterset, Madison County, Iowa, and an undivided interest in the common elements and areas of JW Flats, as shown in the Declaration of Horizontal Property Regime filed in Book 2025, Page 518, on March 3, 2025 in the Office of the Recorder of Madison County, Iowa, and any supplements and amendments thereto.

STATE OF IOWA, COUNTY OF CARROLL, ss:

I, the undersigned, does state under oath that the following facts are true and correct based upon my personal knowledge and belief:

1. I drafted a warranty deed that was recorded May 27, 2025 at Book 2025, Page 1278.
2. There was a scrivener's error in the deed describing the Unit sold as "Thirteen (14)". The spelling of the unit number was incorrect, but the numerical description was correct. The correct legal description for the Unit is "Fourteen (14)."

Further Affiant sayeth not.


A. Eric Neu

STATE OF IOWA, COUNTY OF CARROLL COUNTY, ss

On this 27th day of May 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared A. Eric Neu to me known to be the identical person named in and who executed the within and foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.


Notary Public, State of Iowa.

