

BK: 2025 PG: 1320
Recorded: 5/29/2025 at 2:55:52.0 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

Prepared by and return to: James L. Bergkamp, Jr., PO Box 8, Adel, IA 50003 (515) 993-1000

AFFIDAVIT

Re: The property described in Paragraph 3 below

STATE OF IOWA, DALLAS COUNTY, ss:

I, James L. Bergkamp, being first duly sworn on oath, state as follows:

1. I am a licensed attorney in the State of Iowa.
2. I have reviewed the legal descriptions below.
3. The property described as:

PROPOSED LEGAL DESCRIPTION FOR NEW SINGLE PARCEL ID

All that part of the Southwest Quarter (¼) of the Southeast Quarter (¼) of Section One (1), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying and being West and South of the vacated public highway formerly running through said 40-acre tract, said vacated highway located as shown in the Amended Plat of Survey for Parcel "A" filed in Book 3, Page 530 on December 22, 1999 in the Office of the Recorder of Madison County, Iowa; **EXCEPT** that part of Parcel "K" located therein, as shown in Plat of Survey filed in Book 2017, Page 3151 on October 5, 2017, in the Office of the Recorder of Madison County, Iowa

is one and the same as the described as Parcels #340060186012000 and #340060186030000, to wit:

PARCEL #340060186012000


A tract of land located in the Southwest Quarter (¼) of the Southeast Quarter (¼) of said Section One (1), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 15 acres, and more particularly described as follows: Commencing at a point 56 rods West of the Northeast corner of the Southwest Quarter (¼) of the Southeast Quarter (¼) of said Section One (1) and running thence West

24 rods, thence South 80 rods, thence East 36 rods, thence Northwesterly in a straight line to the place of beginning, **EXCEPT** that part of Parcel "K" located therein, as shown in Plat of Survey filed in Book 2017, Page 3151 on October 5, 2017, in the Office of the Recorder of Madison County, Iowa.

PARCEL #340060186030000

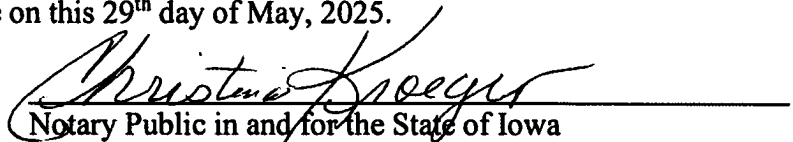
All that part of the Southwest Quarter (¼) of the Southeast Quarter (¼) of Section One (1), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying and being West and South of the public highway as now established and traveled through said 40-acre tract, **EXCEPT** the following described tract of land, to-wit: Commencing at a point 24 rods East of the Northwest corner of said 40-acre tract, running thence West 24 rods, thence South 80 rods, thence East 36 rods, thence in a northwesterly direction to the point of beginning.

Further affiant sayeth not.


James L. Bergkamp, Jr.

STATE OF IOWA, COUNTY OF DALLAS ss:

Subscribed and sworn to before me on this 29th day of May, 2025.


Notary Public in and for the State of Iowa

