



Document 2025 1681

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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

**Prepared By and Return To: Kyle Weber, Jordan, Oliver, Walters & Smith, PC, PO Box 230, Winterset, IA 50273, (515) 462-3731**



### AFFIDAVIT

TO WHOM IT MAY CONCERN:

STATE OF IOWA, MADISON COUNTY, ss:

I, Kyle A. Weber, Attorney, first being duly sworn (affirmed) upon oath depose and state:

1. That I am an Attorney licensed to practice real estate in the State of Iowa.
2. I know of my own personal knowledge that the information contained herein is true and accurate.
3. A Warranty Deed from GayLee M. Toppin, a single person, to Andrew Toppin, a single person, was recorded on July 1, 2025, in Book 2025, Page 1678, in the Recorder's Office of Madison County, Iowa.
4. The legal description is said Deed reads as follows:

A parcel of land in the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section Twenty-seven (27), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5<sup>th</sup> Principal Meridian, Madison County, Iowa, more particularly described as follows:

Commencing at the Northeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 27, T74W, R28W, Madison County, Iowa; thence along the east line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ , South 00°00'00", 435.53 feet to the point of beginning; thence continuing along said east line, South 0°00'00", 586.49 feet; thence North 88°50'35" West, 742.87 feet; thence North 0°00'00", 586.40 feet; thence South 88°50'35" East, 742.87 feet to the point of beginning.

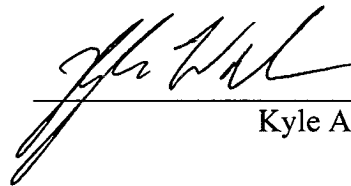
- 5 The legal description should read as follows:

A parcel of land in the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section Twenty-seven (27), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Commencing at the Northeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 27, T74N, R28W, Madison County, Iowa; thence along the east line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ , South 00°00'00", 435.53 feet to the point of beginning; thence continuing along said east line, South 0°00'00", 586.49 feet; thence North 88°50'35" West, 742.87 feet; thence North 0°00'00", 586.49 feet; thence South 88°50'35" East, 742.87 feet to the point of beginning.

6. That this Affidavit is given to correct the legal description of the real estate subject to the Warranty Deed referenced above and to clear any cloud of title surrounding the above described real estate and any other lands affected.

Dated on July 1, 2025.



Kyle A. Weber, Affiant

Signed and sworn to (or affirmed) before me on July 1, 2025 by Kyle A. Weber



Signature of Notary Public

