

BK: 2025 PG: 1843
Recorded: 7/18/2025 at 8:21:24.0 AM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

AFFIDAVIT OF EXPLANATORY TITLE
Recorder's Cover Sheet

Preparer Information: Jason R.S. Cassady, 60 South Sixth Street, Suite 1500, Minneapolis, MN 55402-4400, Phone: (612) 492-7000

Taxpayer Information: Brenda I. Hollingsworth, 2452 Millstream Ave., Winterset IA 50273

Return Document To: JCG Land Services, Attn. Mallory Huisman, 1715 South G Avenue, Nevada, Iowa 50201

Grantors: Mark B. Hollingsworth, deceased

Grantees: Brenda I. Hollingsworth

Legal Description: See Exhibit A

Document or instrument number if applicable: Book 2023, Page 2014

AFFIDAVIT OF EXPLANATORY TITLE

TO WHOM IT MAY CONCERN:

STATE OF IOWA, Madison COUNTY, ss:

I, Brenda I. Hollingsworth, being first duly sworn on oath, depose and state as follows:

My husband, Mark B. Hollingsworth, and I are the record owners of several parcels of real estate in Madison County, Iowa, more particularly described on Exhibit A hereto (the "Premises"). We entered into an Easement Option Agreement with ITC Midwest LLC ("ITC") to grant an easement across the Premises on August 2, 2023, a Memorandum of which was recorded on August 24, 2023, in Book 2023, Page 2014, Madison County Records (together the "Option").

My husband passed away on January 19, 2025. I have been informed that ITC's title search shows some of the Premises are not owned in the county records by myself and my husband in joint tenancy. Rather, it shows some of the Premises are held by us as tenants in common. I am not ready to probate my husband's estate at this time; however, ITC desires to exercise the Option at this time.

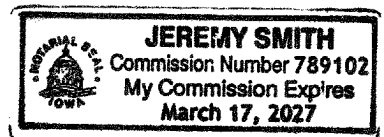
My husband was survived by myself (his spouse) and our children, Julie Plant, Cary Hollingsworth, and Shelly Pease. He was also survived by grandchildren and great-grandchildren.

It is my understanding and belief that following the probate of his estate (including payment of any debts, court costs, and attorney's fees), all his interests in the Premises will be distributed to me. Further, no Iowa Inheritance Tax will be owed due to my husband's death, nor will a federal estate tax return be required to be filed.

I am now in complete, actual, and sole possession of all the above-described real estate. This affidavit is made from the personal knowledge of the undersigned who is familiar with said real estate, its titleholders, and its parties in possession under the provisions of Iowa Code Section 558.8. I do not request the Auditor enter this information on the transfer books.

I have executed this affidavit for the purpose of inducing ITC to make any remaining payments owed under the Option to me alone. I hereby warrant, covenant, and agree to indemnify, defend, and hold harmless ITC for any loss it may incur should title to the Premises be vested in anyone other than me by a court or the fiduciary of the Estate of Mark B. Hollingsworth, deceased.

Dated on this 17th day of July, 2025.



Brenda I. Hollingsworth
Brenda I. Hollingsworth

Signed and sworn to (or affirmed) before me on this 17th day of July, 2025, by
Brenda I. Hollingsworth.

Jeremy Smith
Signature of Notary Public

EXHIBIT A

The Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) and the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Eight (8), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, **AND** the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), and the Northwest Quarter ($\frac{1}{4}$) of Section Seventeen (17), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, **EXCEPT** a tract of land located in the West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Seventeen (17), more particularly described as follows, to-wit: Commencing at the West Quarter ($\frac{1}{4}$) corner of Section Seventeen (17), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence North 985.95 feet along the section line to the point of beginning, thence continuing North 374.55 feet, thence South 89°30' East, 418.7 feet, thence South 374.55 feet, thence North 89°30' West, 418.7 feet to the point of beginning, containing 3.6 acres; **AND** The West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section seventeen (17), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, **EXCEPT** Parcels "A" and "B" located therein, both parcels as shown in Plat of Survey filed in Book 3, Page 310 on August 11, 1998, in the Office of the Recorder of Madison County, Iowa; **AND** The Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Seventeen (17), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.