

BK: 2025 PG: 242
Recorded: 1/28/2025 at 11:23:24.0 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: C. Scott Finneseth, 1401 Willis Ave, PO Box 487, Perry, IA 50220, Phone: 515-465-4641
Return to: C. Scott Finneseth, 1401 Willis Ave, PO Box 487, Perry, IA 50220, Phone: 515-465-4641

AFFIDAVIT OF IDENTITY RE: NAME VARIANCES

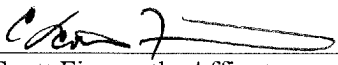
RE: To the Real Estate, situated in Madison County, Iowa described as follows: A parcel of land located in Outlot 17 of B.F. Allen's Addition to the City of Earlham (in the Southwest Quarter of the Southeast Quarter of Section 6), and the Northwest Quarter and the West Half of the Northeast Quarter of Section 7, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the West Quarter corner of Section 7-77-28; thence N 90°00'00" E 2437.51 feet to the Center of said Section 7, thence S 89°59'03" E 1323.89 feet to the Southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 7; thence N 0°27 '02" E 2639.70 feet to the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 7, thence N 0°27 '02" E 37.60 feet along the East line of the Southwest Quarter of the Southeast Quarter of Section 6-77-28, which is the east line of Outlot 17 of B.F. Allen's Addition to the City of Earlham to a point on the South right-of-way line of the Chicago, Rock Island and Pacific Railroad line; thence N 87°47'52" W 936.08 feet along said Railroad R.O.W. line; thence S 0°37'18" W 71.61 feet to a point on the North line of the Northwest Quarter of the Northeast Quarter of said Section 7; thence S 0°37'18" W 803.31 feet; thence S 89°13'15" W 2814.01 feet to a point on the West line of the Northwest Quarter of said Section 7; thence S 0°45'31" W 1799.83 feet along the West line of the Northwest Quarter of said Section 7 to the point of beginning. Said parcel contains 175.699 acres, including 4.794 acres of road right-of-way EXCEPT A parcel of land located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Seven (7), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and a part of Lot 17 of B.F. Allen's Addition to the City of Earlham, Madison County, Iowa, containing 7.732 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 242 on April 12, 1991, in the Office of the Recorder of Madison County, Iowa (the "**Property**")

STATE OF IOWA, COUNTY OF DALLAS ss:

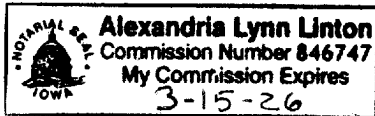
I, C. Scott Finneseth, an attorney licensed to practice law in the state of Iowa, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

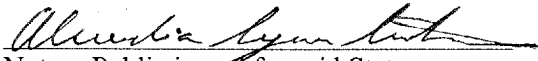
1. Various documents filed in the Madison County, Iowa records pertaining to the Property described above include variations on the name Jeffery Scott Boston.
2. I have reviewed the Iowa Driver's License of Jeffery Scott Boston.

3. In documents pertaining to the Property described above and filed in the Madison County, Iowa records, Jeffery Scott Boston, a/k/a Jeffrey Scott Boston refer to one and the same person.


C. Scott Finneseth, Affiant

This record signed and sworn to (or affirmed) before me on January 28, 2025 by C. Scott Finneseth.




Notary Public in and for said State