

BK: 2025 PG: 2758
Recorded: 10/15/2025 at 9:39:07.0 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

Preparer Information/Return To: Jeremy Danilson, 6165 Northwest 86th St., Johnston, IA 50131,
Phone: (515) 512-5500

AFFIDAVIT OF FACTS

STATE OF IOWA }
 } ss:
COUNTY OF MADISON }

The South Half (1/2) of Lots Seven (7) and Eight (8) in Block Eighteen (18) of Pitzer & Knight's Addition to the Town of Winterset, Madison County, Iowa.

Locally known as: **702 N. 2nd, Winterset, IA 50273**

Owner of Record: **Mariah Hudson**

I, Shannon Lee Conard, after being first duly sworn on oath, do hereby state that I am the prior titleholder of the above referenced property. I, Shannon Lee Conard, Undersigned Affiant, hereinafter "Affiant," does hereby solemnly swear, declare, and state as follows:

Affiant is competent to state the matters set forth herewith.
Affiant has personal knowledge of the facts stated herein.
All the facts stated herein are true, correct, and complete in accordance with Affiant's best firsthand knowledge and understanding, and if called upon to testify as a witness Affiant shall so state.

Plain Statement of Facts

- I depose and state that based upon my familiarity with said individuals and based upon my own personal investigation and knowledge, I can confirm that Raymond Kent, Jr., Raymond Kent, and Raymond Clyde Kent are one and the same person in regards to the above named property.
- I depose and state that I can confirm that Shannon Conard, Shannon Lee Conard, and Shannon Lee Kent are one and the same person in regards to the above named property.

I offer this Affidavit to clear a potential cloud on the chain of title to the above-described real estate.

Dated this 10 day of 10 2025.

Shannon L. Conard
Shannon Lee Conard, Affiant

SUBSCRIBED AND SWORN to before me this 16th day of Oct 2025 by
Shannon Lee Conard.



Alex J. Schutt
Notary Public in and for the State of Iowa

EXPIRES 09/19/2028