

BK: 2025 PG: 3544
Recorded: 12/29/2025 at 10:51:14.0 AM
Pages 1
County Recording Fee: \$7.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$10.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return to Preparer: Jason Springer, Springer Law Firm, PLLC, 148 W 2nd St, Madrid, IA 50156 (515) 419-1471

AFFIDAVIT OF IDENTITY
(THIRD PARTY)

Re: Parcel A located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Seventeen (17), and Parcel B located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Eight (8), all in Township Seventy-six (76) North, Range Twenty -seven (27) West of the 5th P.M., Madison County, Iowa, containing a total of 5.90 acres, as shown in Plat of Survey filed in Book 2, Page 514 on November 8, 1994, in the Office of the Recorder of Madison County, Iowa

Locally known as: 1804 North River Trail, Winterset, IA 50273

I, T Ivan Kling, after being first duly sworn upon oath, that I am a licensed attorney in the State of Iowa; I further depose and state that based upon my own personal investigation, I can confirm that the individual referenced in the following judgment(s) is of similar name only to that of the titleholder, :

- i. JUDGMENT: Case No. SCSC017131, wherein judgment rendered against Nicole M. Mitchell Brommel on September 15, 2021 Madison County for an amount, plus interest and costs. Patrick R Guinan, attorney for Plaintiff.

I offer this affidavit to evidence that the above-referenced judgment(s) would not constitute a lien against the above-described real estate as said judgment(s) relate to individuals of similar name only to that of the titleholder. I offer this affidavit to clear a potential cloud on the chain of title to the above-described real estate.

Dated this 5th day of December, 2025.

T Ivan Kling
T Ivan Kling, Affiant

STATE OF IOWA
COUNTY OF POLK

Signed and sworn to before me on this 5th day of DECEMBER, 2025, by T Ivan Kling.

Wendy Matis
Signature of Notary Public

My commission expires: _____, 20____

