Document 2026 3199

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Date 10/27/2026 Time 3:40:49PM
Rec Amt $7.00 Aud Amt $5.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Prepared By: Trevor J. Heimbaugh, POB 230, Winterset, IA 50273 **Telephone No.:** 515-462-3731
Return To: Trevor J. Heimbaugh, POB 230, Winterset, IA 50273

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA :
:ss
COUNTY OF MADISON :

I, Trevor J. Heimbaugh, after first being duly sworn upon oath, depose and state as follows:

1. This is an Affidavit concerns the following described real property: **Commencing at a point 49 links North and 150 feet West of the Southeast Corner of the Northeast Quarter of the Northeast Quarter of Section Twenty-three in Township Seventy-five North, Range Twenty-six, West of the 5th P.M., Madison County, Iowa, and running thence North 347 feet to the South line of Market Street thence West 147 feet, thence South 347 feet, thence East 147 feet to the place of beginning. Subject to easements and restrictions of record, if any.**
2. I am a practicing attorney in Iowa, and I the Quit Claim Deed filed October 16, 2026, in Book 2026, Page 3102, in the Office of the Recorder of Madison County, Iowa. Said Quit Claim Deed contained a scrivener's error for the Grantees. C. Ross Corneilson was one Grantee. However, the Grantees' correct names are C. Ross Cornelison and Susan F. Cornelison, as joint tenants with full rights of survivorship and not as tenants in common.
3. C. Ross Cornelison and Susan F. Cornelison, as joint tenants with full rights of survivorship and not as tenants in common, are the titleholders, and taxpayers, of this real property.

Trevor J. Heimbaugh

Subscribed and sworn to before me by the said Trevor J. Heimbaugh on this 22 day of October, 2026.

KIM LEONARD
Commission Number 712395
My Commission Expires
September 4, 2028

Notary Public in and for the State of Iowa