BK: 2026 PG: 3344
Recorded: 11/9/2026 at 1:31:41.0 PM
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

AFFIDAVIT OF SCRIVENER'S ERROR
Recorder's Cover Sheet

Preparer Information: James E. Van Werden, 1009 Main Street, Adel, IA 50003, Phone: (515) 697-4224

Taxpayer Information: Jerome M. Dochterman and Stephanie Dochterman, 925 W. Jefferson St., Winterset, IA 50273

Return Document To: James E. Van Werden, Hopkins & Huebner, P.C., 1009 Main St., Adel, IA 50003

Grantor: Rebecca S. Holmes and Stephen M. Holmes

Grantee: Jerome M. Dochterman and Stephanie Dochterman

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

AFFIDAVIT OF SCRIVENER'S ERROR

EXHIBIT "A"

A tract of land located in the Northeast Quarter (¼) of the Southwest Quarter (¼) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at a point 300 feet West and 42 feet and 8 inches South of the Northeast corner of the Southwest Quarter (¼) of said Section Thirty-six (36), and running thence South 518 feet and 4 inches, thence West 148 feet, thence South 165 feet to the middle of the road, thence West 172 feet and 2 inches, thence North 683 feet and 4 inches, thence East 320 feet and 2 inches to the point of beginning, **EXCEPT** Parcel "HH" located therein, containing 22,193 square feet, as shown in Plat of Survey filed in Book 2025, Page 1499 on June 13, 2025, in the Office of the Recorder of Madison County, Iowa, and corrected by Affidavit filed in Book 2025, Page 1529 on June 17, 2025, in the Office of the Recorder of Madison County, Iowa.

Subject to easement attached hereto and made a part hereof.

STATE OF IOWA, COUNTY OF DALLAS, ss:

I, James E. Van Werden, being first duly sworn (or affirmed) under oath, states as follows:

1. Due to a scrivener's error (clerical or typographical mistake), the document contains the following incorrect information:

   A Quit Claim Deed from Rebecca S. Holmes, a single person, and Stephen M. Holmes, a single person, to Jerome M. Dochterman and Stephanie Dochterman, was recorded on September 1, 2026, Document 2026 2603, Book 2026, Page 2603 in the Madison County Recorder's office. The conveyance erroneously spelled Stephanie Dochterman's name as Stephanie Dochtermanm.

2. The error was inadvertent and clerical in nature. It does not reflect the intent of the parties, which was accurately stated as set forth in said document.

3. This Affidavit is made for the purpose of correcting the record and clarifying Stephanie Dochterman's name.

Further affiant sayeth not.

James E. Van Werden

James E. Van Werden, Attorney
for Rebecca S. Holmes, a single person, and
Stephen M. Holmes a single person

Signed and sworn to (or affirmed) before me on 11-09, 2026, by James E. Van Werden, attorney.

NANCY A. HUARD
Commission Number 223100
My Commission Expires
6-17-29