

BK: 2026 PG: 909
Recorded: 4/1/2026 at 3:31:47.0 PM
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

Prepared by: Breanna L. Young, 215 10th Street, Suite 1300, Des Moines, IA 50309 (515)288-2500
Return to: David M. Erickson, 215 10th Street, Suite 1300, Des Moines, IA 50309 (515)288-2500

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA, COUNTY OF POLK:

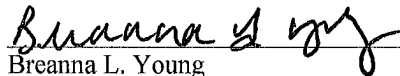
RE: The Southeast Quarter (1/4) of the Northwest Quarter (1/4), and the South Half (1/2) of the Northeast Quarter (1/4), and the Northwest Quarter (1/4) of the Northeast Quarter (1/4), and the East 30 acres of the Northeast Quarter (1/4) of the Northwest Quarter (1/4), all in Section Eleven (11), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

I, Breanna L. Young, being first duly sworn on oath, do depose and state as follows:

1. I am a regularly practicing attorney in Polk County, Iowa.
2. I am the attorney for LeMar Koethe and Marco Properties, LLC, and am familiar with the chain of title for the above-described real estate (the "Real Estate").
3. I am the preparer of that certain deed purporting to convey the Real Estate from Marco Properties, LLC, as grantor, to LeMar Koethe, individually, as grantee, which was recorded in Book 2025, Page 234, in the Madison County Recorder's Office (the "First Deed").
4. I am the preparer of that certain deed purporting to convey the Real Estate from LeMar Koethe, individually, as grantor, to Janice A. Scavo, as Trustee of the LeMar A. Koethe 2023 Irrevocable Trust dated November 22, 2023 a/k/a LeMar A. Koeth 2023 Irrevocable Trust dated November 22, 2023, as grantee, which was recorded in Book 2025, Page 233 in the Madison County Recorder's Office (the "Second Deed").
5. The Second Deed was inadvertently assigned a page number before the First Deed because they were submitted at the same date and time, but it was the intention of the parties that the Second Deed be recorded after the First Deed was recorded.
6. The chain of title to the Real Estate is, first, from Marco Properties, LLC to LeMar Koethe, individually; and second, from LeMar Koethe, individually, to Janice A. Scavo, as Trustee of the LeMar A. Koethe 2023 Irrevocable Trust.

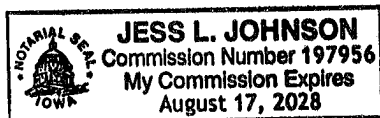
This affidavit is given to explain apparent defects in the chain of title to the Real Estate.

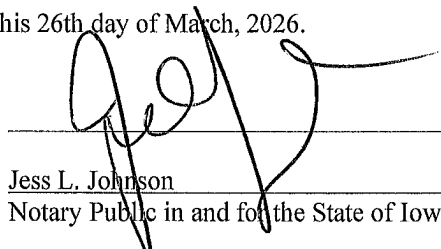
Dated: March 26, 2026.


Breanna L. Young

Signed and sworn to before me, a Notary Public, on this 26th day of March, 2026.

My Commission Expires: 8/17/28




Jess L. Johnson
Notary Public in and for the State of Iowa