

Robert Saylor  
522 W Green St  
Winterset IA  
52223

**SELLER'S/OWNER'S AFFIDAVIT AND INDEMNITY AGREEMENT**  
**County of Madison, State of Iowa**

Before me, the undersigned Notary Public in and for the said County and State, personally appeared, known to me and being duly sworn, depose and say upon oath:

- 1) That they are the owners of the real property described in Exhibit A / Legal Description attached hereto and made a part hereof, the improvements of which are known as: \_\_\_\_\_ and has owned the property continuously for \_\_\_\_\_ years.
- 2) That all indebtedness due anyone for labor, materials or services, which might be liens on said property are fully paid.
- 3) That no security interest under the Uniform Commercial Code has been perfected against the improvements.
- 4) That there are no judgments, pending litigation, executions or attachments in or from any court affecting said property.
- 5) That no bankruptcy proceeding in any Federal Court has been filed against or by any owner of said property.
- 6) There is no outstanding contract of sale, conveyance, encumbrances, lien, mortgage or Deed of Trust affecting said property, except as disclosed on the Property and Information Sheet submitted to Burrow Services.
- 7) That the lines and corners of said property are clearly marked and there are no disputes concerning the location of the lines and corners.
- 8) That no dispute exists between the present owners and others concerning the title to said premises or the boundary of the same not as to the location of the improvements upon the said premises or the adjoining premises and that buildings and use restrictions are not being violated.
- 9) That all persons who have executed or will execute instruments conveying or encumbering said property are at least 18 years old and are free from legal disability.
- 10) Affidavit on behalf of said Owner and/or General Contractor does for a valuable consideration hereby agree and guaranty to hold harmless any title insurance underwriter, that has issued its title insurance policies, against any liens, claims or suits of or by any general contractor, subcontractor, mechanic or material man, and against chattel mortgages, conditional bills of sale, retention of title agreements, security agreements, financing statements, or personal property leases in connection with the construction, repair or sale of such building or improvements on said real estate.

Christopher L. Adams  
Christopher L. Adams

Kathleen H. Adams  
Kathleen H. Adams

Document 2005 1760

Book 2005 Page 1760 Type 06 049 Pages 2  
Date 4/21/2005 Time 11:57 AM  
Rec Amt \$12.00

State of Arkansas )  
County of White ) ss.

MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

Before me, a Notary Public in and for the County of White, State of Arkansas, on this 24<sup>th</sup> day of March, 2005 personally appeared Christopher L. Adams and Kathleen H. Adams, known to me or proven to be the person(s) who executed this instrument, and acknowledged that he/she/they executed the same as his free act and deed for the purposes and consideration therein expressed.

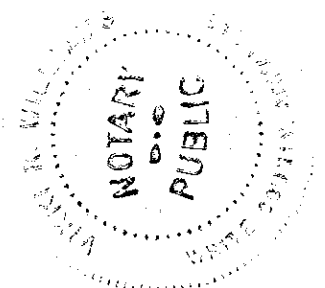
and voluntary	✓
COMPUTER	✓
RECORDED	✓
COMPARED	✓

Witness my hand and seal the day and year last above written.  
Nich. R. Williams  
Notary Public

(seal)

My commission expires: 3-1-09

NICHOLAS R. WILLIAMS, Notary Public  
White County, Arkansas  
My Commission Expires 3/1/2009



CENDANT File No. 1554752

Property Address: 522 W Green St, Winterset, IA 50273

**EXHIBIT "A"**

Lot Four (4), in Block Ten (10) of West Addition to the Town of Winterset, Madison County,  
Iowa