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RECORDED\_\_\_\_
COMPARED

Preparer

Information:

Jerrold B. Oliver

P.O. Box 230

Winterset

MICKI UTSLER (515)462F3781ER MADISON COUNTY, IOWA

## **Affidavit**

STATE OF IOWA

:ss

**MADISON COUNTY** 

I, Jerrold B. Oliver, being first duly sworn on oath, state that this Affidavit concerns the chain of title to the following described real estate:

That part of the Southeast Quarter of the Southeast Quarter of Section 24, Township 75 North, Range 28 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Beginning at the northwest corner of the Southeast Quarter of the Southeast Quarter of said Section 24; thence on an assumed bearing of South 89°22'14" East along the north line of said Southeast Quarter of the Southeast Quarter a distance of 483.71 feet; thence South 00°39'19" West 451.99 feet; thence North 89°22'14" West 479.67 feet to the west line of said Southeast Quarter of the Southeast Quarter; thence North 00°08'35" East along said west line 452.00 feet to the northwest corner of said Southeast Quarter of the Southeast Quarter and the point of beginning. Said tract contains 5.00 acres and is subject to a Madison County, Highway Easement over the westerly 0.42 acres thereof and is subject to any encumbrances of record.

I further state that I know of my own, personal knowledge, that the real estate described above and the real estate described in the Quit Claim Deed from Jennifer L. Gordon, a single person, to Matthew Ryan Ory, a single person, dated May 20, 1997, and recorded May 22, 1997, in Book 137, Page 551 of the Recorder's office of Madison County, are one of the same real estate. The Quit Claim Deed has two errors in that the bearing South 80°22'14" East, should read South 89°22'14" East and the bearing North 80°22'14" West should read North 89°22'14" West. Said errors were scrivener error made in connection with the preparation of said Quit Claim Deed.



Jerrold B. Oliver

Subscribed and sworn to before me by the said Jerrold B. Oliver on this 301/2 day of

Much , 2001.

Notary Public in and for the State of