

1

REC \$ 5.00
AUD \$ _____
R.M.F. \$ 1.00

COMPUTER _____
RECORDED _____
COMPARED _____

FILED NO. 004907
BOOK 2002 PAGE 4907
2002 OCT -4 PM 4:11

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Prepared By: Stephen A. Hall, Hall & Schlenker, P.O. Box 357, Indianola, Iowa 50125

AFFIDAVIT EXPLANATORY OF TITLE
PURSUANT TO §558.8 OF THE CODE OF IOWA

STATE OF IOWA :
COUNTY OF WARREN : SS:

I, Edna P. Lancaster, a/k/a Pearl Lancaster, being first sworn on oath, do state that I was a grantee in a deed in fulfillment of contract from Farmers & Merchants State Bank, Executor of the Estate of August R. Huglin, deceased, said deed being recorded at Book 114, Page 765, and that deed being in fulfillment of the contract at Book 101, Page 277, and assigned under the instrument at Book 101, Page 582. I state further that I am sometimes referred to as "Pearl Lancaster" and reference to Pearl Lancaster is a reference to me, Edna P. Lancaster.

I state further that I previously executed an Affidavit of record at Book 124, Page 597, recorded June 2, 2000, for purposes of clarifying the record as to the heirs of my deceased husband, Harmon P. Lancaster, and that said affidavit refers to certain property interests of record at the death of my said husband, by that by way of supplementing said Affidavit I further state that prior to the time of execution and delivery of the deed in fulfillment of real estate contract my husband and I executed certain quitclaim deeds intending to divest ourselves of any interest in the property subject to that contract, being the the deeds at Book 114, Page 557 and 559, and it was the intention of ourselves and all parties to those quitclaim deeds that by their execution we would be divested of any after-acquired interest by reason of the subsequent execution and delivery of the deed in fulfillment of the contract referenced above, and we would be estopped from asserting any interest in or to the property conveyed by those quitclaim deeds as provided by Section 557.4 of the Code of Iowa, the form of the deeds used, being quitclaim deeds only, notwithstanding. The Affidavit at Book 124, Page 597, is hereby amended such that no interest is claimed by me in the property which was conveyed under the aforementioned quitclaim deeds, by virtue of the deed in fulfillment of contract at Book 101, Page 277, or as heir of Harmon P. Lancaster.

This Affidavit Explanatory of Title is executed for the purposes of explaining the state of title to the real property described in the deeds at Book 114, Page 557 and 559. All references in this Affidavit are to the records of the Recorder of Madison County, Iowa.

-Further this affiant sayeth naught.

Edna P. Lancaster
Edna P. Lancaster, a/k/a Pearl Lancaster

STATE OF IOWA :
COUNTY OF WARREN : SS:

On this 4 day of OCTOBER, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Edna P. Lancaster, a/k/a Pearl Lancaster, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

Stephen A. Hall
Notary Public in and for the State of Iowa

