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MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input checked="" type="checkbox"/>

X
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This instrument prepared by and return to: E
JAMES W. STEINBERG, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322-4700 -- Phone # (515) 278-0623

Mail tax statements to:
James M. Nelle, 2751 Heritage Trail, Winterset, Iowa 50273

A&R File #7003-04-MUA-JJ

AFFIDAVIT EXPLANATORY OF TITLE

Legal: **The South 30 Acres of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-two (32), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.**

Address: 2751 Heritage Trail, Winterset, Iowa

I, **James W. Steinberg**, being first duly sworn upon my oath, do depose and state that I am an attorney duly licensed in and practicing in the State of Iowa. In such capacity, I have been authorized by the record titleholder in possession of the above-described real estate and by Wells Fargo Bank, N.A., whom I represented in the closing of this transaction on September 27, 2005, to make the following affidavit.

I further state that I am familiar with the chain of title to the above-referenced property. The titleholder, James M. Nelle, executed a certain mortgage given in favor of Wells Fargo Bank, N.A., filed September 29, 2005 and recorded in Book 2005, Page 4710. Due to a Scrivener's error, the legal description referenced on the mortgage was incorrect. The intent was for the mortgage description to read as follows:

