Document 2005 5650

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MICHELLE UTSLER. COUNTY RECORDER MADISON IOWA

COMPUTER RECORDED COMPARED

This instrument prepared by and return to:

MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 278-0623

Mail tax statements to:

SCOTT H. VOWELL, 3209 St. Charles Road, St. Charles, Iowa 50240

A&R File #6391-05-MUA

AFFIDAVIT EXPLANATORY OF TITLE

Legal:

Parcel "A", being a part of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 14; and part of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section 23, all in Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, containing 10.00 acres, as shown in Plat of Survey filed in book 2001, Page 3292 on July 27, 2001, in the Office of the Recorder of Madison County, Iowa

Address:

3209 St. Charles Road, St. Charles, Iowa 50240

Parcel ID:

500092344010000 / 500092344022000 / 500091466012000

that I am an attorney duly licensed in and practicing in the State of Iowa. I have been duly authorized by the record titleholder in possession of the above-described real estate.

In such capacity, I further state that I am familiar with the chain of title to the above-referenced property. I conducted the closing on the above-referenced transaction wherein the current titleholder, Scott H. Vowell; took title to the subject property by Warranty Deed from Jerry L. Banks, Single, filed July 25, 2005, in Book 2005, Page 3484, encumbered the subject property with a mortgage in favor of Wells

ABENDROTH & RUSSELL, P.C.

Fargo Bank, N.A., filed July 25, 2005 in Book 2005, Page 3485 and a mortgage in favor of Wells Fargo Bank, N.A., filed July 25, 2005 in Book 2005, Page 3486.

Due to a scrivener's error, the marital status of the borrower was omitted from the deed and mortgages. I further state that I know of my own personal knowledge and investigation that the borrower was single at the time of the deed and mortgages.

I further state that the aforementioned mortgages were incorrectly dated July 28, 2005 when they should have in fact been dated July 16, 2005, the date of execution.

This Affidavit is given pursuant to lowa Code § 558.8 to explain a defect in the chain of title.

Further this Affiant sayeth naught.

STATE OF IOWA)
) SS:
COUNTY OF POLK)

Notary Public in and for said State

Dated: November ______, 2005

Mark II Abendroth

