

PREPARER  
INFORMATION John E. Casper, 223 East Court, Winterset, IA 50273-0067 (515) 462-4912

COMPUTER	<input checked="" type="checkbox"/>
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AFFIDAVIT

I, Clifford A. Newman, upon being duly sworn, does hereby depose and state:

as: The affiant is well and truly acquainted with the chain of title to the real estate legally described

**The South Half (1/2) of the Northeast Quarter (1/4) of Section Twenty (20), and the South Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-one (21), all in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, more particularly described as follows:**

**Beginning at a iron pin found at the Northwest Corner of said South Half (1/2) of the Northeast Quarter (1/4) of Section Twenty (20); thence North 83°22'14" East a distance of 2664.56' to an iron pin; thence North 83°54'16" East a distance of 2626.38' to an iron pin; thence South 00°20'22" East a distance of 1327.14' to an iron pin; thence South 83°56'58" West a distance of 2649.74' to an iron pin; thence South 83°23'27" West a distance of 2653.40' to an iron pin; thence North 00°11'58" East a distance of 1325.30' to the Point of Beginning; Containing 160.264 acres of land including 1.215 acres of Madison County road right of way.**

The affiant further states that the above described real estate has been subdivided by the affiant and Sharon R. Otte into a subdivision known as the Woodland Valley Estates Subdivision in Madison County, Iowa and is now referred to as and more specifically described as follows:

**Lots One (1), Two (2), Three (3), Three A (3A), Four (4), Four A (4A), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Twelve A (12A), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25), Twenty-six (26), Twenty-seven (27), and Twenty-eight (28) of Woodland Valley Estates Subdivision located in the South Half (1/2) of the Northeast Quarter (1/4) of Section Twenty (20) and in the South Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-one (21), All in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, together with an undivided 1/31st interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 of the Madison County Recorder's Office, as amended by the First Amendment thereto filed in Book 2006, Page 4296 of the Madison County Recorder's Office.**

The affiant further states that through a scrivener's error the above described real estate within the subdivision has been inadvertently described as follows:

**Lots One (1), Two (2), Three (3), Three A (3A), Four (4), Four A (4A), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Twelve A (12A), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25), Twenty-six (26), Twenty-seven (27), and Twenty-eight (28) of Woodland Valley Estates Subdivision located in the South Half (1/2) of the Northeast Quarter (1/4) of Section Twenty (20) and in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-one (21), All in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, together with an undivided 1/31st interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 of the Madison County Recorder's Office, as amended by the**

First Amendment thereto filed in Book 2006, Page 4296 of the Madison County Recorder's Office.

In truth and in fact, the affiant states that the subdivision lots within the Woodland Valley Estates Subdivision in Madison County, Iowa are correctly described as:

Lots One (1), Two (2), Three (3), Three A (3A), Four (4), Four A (4A), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Twelve A (12A), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25), Twenty-six (26), Twenty-seven (27), and Twenty-eight (28) of Woodland Valley Estates Subdivision located in the South Half (1/2) of the Northeast Quarter (1/4) of Section Twenty (20) and in the South Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-one (21), All in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, together with an undivided 1/31st interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 of the Madison County Recorder's Office, as amended by the First Amendment thereto filed in Book 2006, Page 4296 of the Madison County Recorder's Office,

and that the reference to any other description of these lots within this Subdivision is the result of an inadvertent and unintentional scrivener's error..

Further the affiant sayeth not.

Clifford A. Newman




State of Iowa )

)

Polk County )

Subscribed and sworn to before me, a Notary Public in and for the State of Iowa, by Clifford A. Newman on the 24<sup>th</sup> day of October, 2006.

 Notary Public in and for State of Iowa

