

INDEXED ✓
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002203
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BOOK 46 PAGE 84

REC. 10 012
AUD. _____
R.M.F. 8 010

1999 DEC -8 PM 3: 09
LILLIE UTSLER
RECORDER
MADISON COUNTY, IOWA

Prepared By: ✓ Dean R. Nelson, P.O. Box 370, Earlham, Iowa 50072
Telephone (515) 758-2267.

AFFIDAVIT

STATE OF IOWA :
 : SS
MADISON COUNTY:

I, Dean R. Nelson, being first duly sworn on oath depose and state as follows, for the purpose of clarifying the record chain of title to the following described real estate, to-wit:

Parcel "J" located in the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-eight (28) West of the Fifth Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the Northwest Corner of the Southeast Quarter (¼) of the Northwest Quarter (¼) in said Section Seven (7); thence North 90°00'00" East, a distance of 906.08 feet; thence South 01°41'07" West, a distance of 373.29 feet; thence South 34°50'57" West, a distance of 415.19 feet; thence South 00°03'06" West, a distance of 593.18 feet; thence South 89°49'20" West, a distance of 664.88 feet; thence North 00°19'50" East, a distance of 1309.30 feet to the point of beginning, containing 22.880 acres of land including 0.936 acres of road right of way.

1. I am an attorney at law licensed in the State of Iowa, and I maintain my office in Earlham, Madison County, Iowa. The matters set forth herein are matters of which I have personal knowledge. The statements and allegations contained herein are true and correct as I verily believe.

2. I prepared the platting documents for a subdivision of the above described real estate known as:

Steve's Acres, an Official Plat in the SE¼ NW¼ of Section 7, Township 76 North, Range 28 West of the 5TH P.M., Madison County, Iowa,

which were filed of record in the Office of the Madison County Recorder on November 30, 1999 in Record 142, Page 101.

3. The statement in the STATEMENT BY PROPRIETOR, CONSENT TO PLAT, and DEDICATION and the statement in the CERTIFICATE OF THE COUNTY RECORDER contained a typographical error where they state that Steve's Acres, is an Official Plat located in the SE¼ of the NE¼ of Section 7, Township 76 North, Range 28 West of the 5TH P.M., Madison County, Iowa. Instead, the location of Steve's Acres is in the SE¼ of the NW¼ of Section 7, Township 76 North, Range 28 West of the 5TH P.M., Madison County, Iowa.

4. The purpose of this affidavit is to state that the description of Steve's Acres set forth in the STATEMENT BY PROPRIETOR, CONSENT TO PLAT and DEDICATION and the CERTIFICATE OF THE COUNTY RECORDER both of which were filed November 30, 1999 in Record 142, Page 101 should have been described in said documents as follows:

Steve's Acres, an Official Plat in the SE¼ NW¼ of Section 7, Township 76 North, Range 28 West of the 5TH P.M., Madison County, Iowa.

The matters contained herein are matters of which I have personal knowledge. The statements and allegations contained herein are true and correct as I verily believe.


Dean R. Nelson

Subscribed and sworn to before me and in my presence by the said Dean R. Nelson this 6th day of December, 1999.




Notary Public in and for the State of Iowa.