

COMPILED ✓
RECORDED ✓
COMPARED ✓

FILED NO. 2892

BOOK 44 PAGE 73

REC'D J.R.

97 APR 22 PM 2:09

FILED L.A.

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Prepared by: Beverly Wild, 105 South 4th Street, Guthrie Center, IA 50115, 515/747-3075

AFFIDAVIT

STATE OF IOWA)
) ss.
COUNTY OF Adams)

RE: Helen McCall Huntoon Addition Plat No. 3, to the City of Winterset, Madison County, Iowa

The undersigned, being duly sworn, does depose and state as follows:

1. That he is president of G & G Properties, Inc., an Iowa Corporation, and as such, is the contract purchaser of certain lots, including Lots 4, 5 and 6 of the Helen McCall Huntoon Addition Plat No. 3 per the Contract Recorded on February 23, 1989 in Book 54 of Deed Page 724 in the Office of the Recorder, Madison County, Iowa.

2. That due to the size of these lots, he caused to be surveyed a replat of Lots 4, 5, and 6, which then was named a "Replat of Helen McCall Huntoon Addition Plat No. 3 Lots 4, 5, and 6 to the City of Winterset, Madison County, Iowa."

3. That Union State Bank, vendor of the contract, and G & G Properties, Inc., contract vendee, then conveyed Lots 2 and 3 of this Replat of Helen McCall Huntoon Addition Plat No. 3 Lots 4, 5, and 6 per warranty deeds recorded in Book 58 at pages 461 and 462 on July 14, 1993.

4. That corrective deeds were then recorded in Book 60 at pages 582, 583, 584 and 585 on November 14, 1995, it being the intention of all parties to remove any and all reference to the "Replat of Helen McCall Huntoon Addition Plat No. 3 Lots 4, 5, and 6 to the City of Winterset, Madison County, Iowa."

5. That the "Replat of Helen McCall Huntoon Addition Plat No. 3 Lots 4, 5, and 6 to the City of Winterset, Madison County, Iowa" was never approved by the City of Winterset; therefore, it is not a recorded subdivision in Madison County.

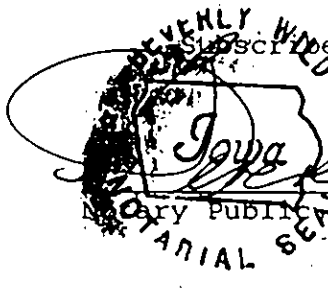
6. That the only platted lots of Helen McCall Huntoon Addition Plat No. 3 are those as shown in the Helen McCall Huntoon Addition - Plat No. 3 which was recorded August 1, 1978, in Deed Record 48 at page 473.

7. That this affidavit is given for the purposes of clarifying title.

Further the affiant sayeth not.


ROGER GIFFORD

Subscribed and sworn to before me this 21st day of April, 1997.


Beverly Wild
Notary Public in and for the State of Iowa

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