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LISA SMITH, COUNTY RECORDER
MADISON IOWA

CHEK

AFFIDAVIT
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

John E. Casper, 223 E. Court Avenue, PO Box 67, Winterset, Iowa 50273 515-462-4912

Taxpayer Information: (name and complete address)

Randal J. and Radena J. Jordan
2912 Cedar Bridge Road
Winterset, Iowa 50273

✓ **Return Document To:** (name and complete address)

John E. Casper
P.O. Box 67
Winterset, Iowa 50273

Grantors:

City of Winterset, Iowa

Grantees:

Randal J. Jordan
Radena J. Jordan

Legal Description: See page 2.

Document or instrument number of previously recorded documents:

AFFIDAVIT

I, Mark J. Nitchals, upon being duly sworn, does hereby depose and state:

The affiant is and has been at all times material hereto the duly appointed and acting City Administrator for the City of Winterset, Iowa (hereafter the City) and is well and truly acquainted with the chain of title to the real estate legally described as:


The North Forty (40) feet of Lots Three (3) and Four (4), Block Two (2) of the Original Town of Winterset, Madison County, Iowa.

The affiant further states that on or about July 18, 1994 the City proposed to sell the above described real estate and set the sale proposal for hearing before the City Council on or about August 1, 1994. The City Council upon hearing approved the proposed sale of this real estate to adjoining property owners. However, the adjoining property owners with regard to the above described real estate declined and refused to purchase the real estate. As a result, the City did not complete such real estate sale; no deed was, or has been, ever tendered pursuant to such proceedings in the absence of a buyer; and, those sale proceedings are a nullity.

These sale proceedings referenced above were filed for record on April 28, 2004 in the Madison County Recorder's Office in Book 2004 at Page 1902.

The affiant further states that the sale proceedings between the City and Randal J. Jordan, which are dated September 30, 2008 and filed for record in the Madison County Recorder's Office on September 30, 2008 in Book 2008 at Page 2916 replace and supersede the prior proceedings referenced in the preceding paragraph of this Affidavit.

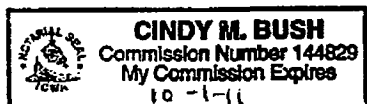
Further the affiant sayeth not.

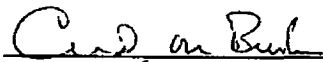


Mark J. Nitchals

MADISON COUNTY)
) SS
STATE OF IOWA)

Subscribed and sworn to before me, a Notary Public in and for the State of Iowa, by Mark J. Nitchals on the 24th day of December, 2008.





Notary Public in and for State of Iowa