



Document 2011 3307

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

✓ Prepared by and return to:
Kyle Kruidenier
Sullivan & Ward, P.C.
6601 Westown Parkway, Ste. 200
West Des Moines, IA 50266
Telephone: 515-244-3500

AFFIDAVIT

STATE OF IOWA)
) SS:
COUNTY OF DALLAS)

I, Kyle Kruidenier, being first duly sworn on oath depose and state:

1. That I am a regularly practicing attorney in the City of West Des Moines, Iowa and a shareholder in the law firm of Sullivan & Ward, P.C.

2. That this Affidavit is given for the purpose of clearing title to the following described property:

The Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twelve (12), in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT that part of the following described parcels that lie therein:

1. Parcel "G" as shown in Plat of Survey filed in Book 2007, Page 4508 on December 21, 2007, in the Office of the Recorder of Madison County, Iowa.
2. Parcel "H" as shown in Plat of Survey filed in Book 2008, Page 91, on January 9, 2008, in the Office of the Recorder of Madison County, Iowa.
3. Clabaugh's Subdivision as shown in Plat of Survey filed in Book 2003, Page 5223A.

said property is locally known as 3345 Peru Rd., Truro, Iowa and owned by Eric Albrecht and Vicki Albrecht, husband and wife, by Warranty Deed recorded February 3, 2011, in Book 2011 at Page 391.

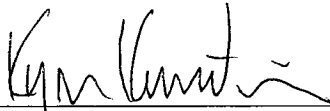
3. That in the chain of title to the above-described property appears the following judgment:

Judgment entered in LACV032220 against Theodore C. Albrecht, Madison County, Iowa. Said judgment was entered in favor of Asset Acceptance, LLC on January 11, 2008 in the amount of \$6,544.08 plus costs and interest.

4. That I know of my own knowledge and investigation that Theodore C. Albrecht Sr. and Mary Albrecht acquired title to said property by virtue of a Warranty Deed recorded January 17, 2008 in Book 2008 at Page 190 and that the judgment stated above is against Theodore C. Albrecht, Jr. and not Theodore C. Albrecht, Sr. who had an interest in the above-described property.


5. That the statements contained herein are based upon my own personal investigation and are given to clear title on the above-described property.

Dated this 1st day of December, 2011.



Kyle Kruidenier

Subscribed and sworn before me this 1st day of December, 2011.



Notary Public in and for the State of Iowa

