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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

**AFFIDAVIT**  
**Recorder's Cover Sheet**

**Preparer Information:** (name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067  
(515) 462-4912

**Taxpayer Information:** (name and complete address)

Jerry Edward Koepp and Devonne Estelle Koepp, 7508 Benton Drive, Urbandale, IA 50322

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

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067

**Grantors:**

Larry A. Wisecup  
Diane K. Wisecup

**Grantees:**

Jerry Edward Koepp  
Devonne Estelle Koepp

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** N/A

STATE OF IOWA            )  
  ) ss  
COUNTY OF MADISON    )

AFFIDAVIT

I, John E. Casper, upon being duly sworn, does hereby depose and state:

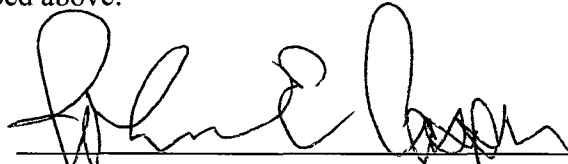
The affiant is well and truly acquainted with a real estate contract (the Contract), dated January 20, 2011 and filed for record on January 21, 2011 in the Madison County Recorder's Office in Book 2011 at Page 235 and a Warranty Deed (the Deed), dated January 27, 2011 and filed for record on March 23, 2011 in the Madison County Recorder's Office in Book 2011 at Page 762 upon the real estate legally described as:

**A tract of land commencing at the Southeast Corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty (20), in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, which is the point of beginning, running thence North 1,117.30 feet along the East line thereof, thence South 89°23' West 355.03 feet, thence South 00°58' West 1,136 feet, thence North 86°35' East 374.85 feet along the section line to the point of beginning, containing 9.4265 acres including 1.5033 acres of County Road right-of-way.**

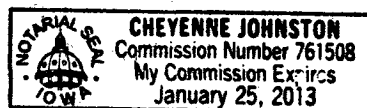
The affiant further states that this legal description of real estate being conveyed in the Contract and Deed first referenced above contained a scrivener's error in that the legal description of the real estate used in the Contract and the Deed made a call within the description erroneously placing the line call as being in the "Southwest Quarter Southeast Quarter Southeast Quarter" when in truth and in fact the legal description of the real estate intended to be used by all parties and the legal description of the real estate the Grantors intended to convey to the Grantee was as first described above.

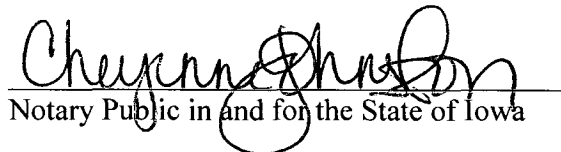
The affiant further states that this legal description of real estate being conveyed in the Contract and Deed first referenced above contained a second scrivener's error in that the legal description of the real estate used in the Contract and the Deed made a call within the description erroneously stating that line call as being "thence South 89° 23' West 355.00 feet" when in truth and in fact the legal description of the real estate intended to be used by all parties and the legal description of the real estate the Grantors intended to convey to the Grantee was as first described above.

Further the Affiant sayeth not.

  
\_\_\_\_\_  
John E. Casper

Subscribed and sworn to before me by John E. Casper on this 13<sup>th</sup> day of July, 2012 at Winterset, Iowa.



  
\_\_\_\_\_  
Notary Public in and for the State of Iowa