



Document 2013 1481

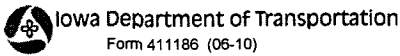
Book 2013 Page 1481 Type 06 009 Pages 6

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



Form 411186 (06-10)

Preparer Matthew D. Kern, 4201 Westown Pkwy, Suite 250 WDM, IA 50266
 Name Street Address City State Zip Phone
 Return Document To: Same as above 515-283-1801

AFFIDAVIT IN LIEU OF SURRENDER OF TITLE PURSUANT TO IOWA CODE SECTION 435.26B

PART A - OWNER INFORMATION

Full Legal Name - Owner #1: Alan V. Anthony
 First Middle Last
 Residence Address 1296 270th St, Marksburg, Madison, IA 50155
 (Business Address if organization) Address City County State Zip Code
 Mailing Address: Same
 Address City County State Zip Code
 Iowa DL # or Iowa ID # _____ Tax Identification # _____
 (If individual) (If organization)

Full Legal Name - Owner #2: Nancy V. Anthony
 First Middle Last
 Residence Address See above
 (Business Address if organization) Address City County State Zip Code
 Mailing Address: See above
 Address City County State Zip Code
 Iowa DL # or Iowa ID # _____ Tax Identification # _____
 (If individual) (If organization)

If there are additional owners, attach a separate page to this affidavit listing the owner information required above.

PART B - DESCRIPTION OF MANUFACTURED OR MOBILE HOME

2004 Marshfield MA459 95945AB
 Year Make Model Serial Number (or other unique identifying number)



PART C STATEMENT OF OWNERSHIP, LIENS, ENCUMBRANCES, OR SECURITY INTERESTS

Owner(s) has/have title or interest in the manufactured or mobile home described in Part B of this affidavit ("the Home") as follows:

Alan V. Anthony and Nancy S. Anthony, husband & wife, STWROS

Following is a complete listing of the names and addresses of all persons having a lien, encumbrance, or security interest in the Home. If none, so state: NONE

Name	Mailing Address (Address, City, State, Zip)	Interest Held

If there are additional persons that have a lien, encumbrance, or security interest in the Home, attach a separate page to this affidavit listing the name of each person holding the interest, the person's mailing address, and the nature of the interest held.

PART D FACTS AFFECTING VALIDITY OF TITLE, LIENS, ENCUMBRANCES, OR SECURITY INTERESTS

Check one of the following:

- The owner(s) is/are NOT aware of (i) any other claim, lien, or encumbrance affecting the Home, (ii) any facts or information that could reasonably affect the validity of title of the Home or the existence of any security interests in it.
- The owner(s) is/are aware of (i) other claims, liens, or encumbrances affecting the Home, and/or (ii) facts or information that could reasonably affect the validity of title of the Home or the existence of any security interests in it. (Attach separate explanation).

PART E PERSON FROM WHOM PURCHASED OR ACQUIRED

The owner(s) purchased the Home from the following:

Name: Aladdin Homes

Address: 817 Quiet Harbor Creston IA 50801
Street City County State Zip Code

Date of purchase/acquisition: _____ Location of purchase/acquisition: _____

PART F TITLE OPINION

Attached to this affidavit is a written opinion by an attorney licensed to practice law in this state who has examined the abstract of title of the land upon which the Home is situated. The opinion states the names of the owners and holders of mortgages, liens, or other encumbrances on the land upon which the Home is situated and notes the encumbrances along with any bonds securing the encumbrances. Utility easements shall not be construed to be encumbrances.

PART G LOCATION OF MANUFACTURED OR MOBILE HOME

The Home is located on real property described in the attorney title opinion referenced in Part F and:

1. Is located outside a manufactured home community or mobile home park;
2. Has been converted to real estate by being placed on a permanent foundation;
3. Has been entered on the tax rolls.

THIS PART TO BE ENDORSED BY THE CITY OR COUNTY ASSESSOR:

[Signature]
Signature of City or County Assessor

5/17/13
Date

Joni Hopkins
Printed Name of City or County Assessor

PART H - DEPARTMENT OF TRANSPORTATION ENDORSEMENT

The department has searched its records and certifies (i) there is no record of a certificate of title, (ii) no record of surrender of a certificate of title, (iii) no record of any ownership interest contrary to the ownership interest asserted by the owner(s), (iv) no lien, encumbrance, or security interest contrary to those specified by the owner(s) for the Home.

Andrew P. Lewis 5/17/13
Signature of Department Representative Date

Andrew P. Lewis
Printed Name of Department Representative

PART I - STATEMENT OF TITLE SEARCH

After diligently searching for the same, the owner(s) has/have been unable to locate and produce a manufacturer's certificate of origin or a certificate of title for the Home.

Owner(s) has/have no knowledge that a certificate of title has previously been issued or surrendered for the Home.

PART J - EXECUTION BY OWNERS

State of Iowa)
County of Madison) ss:

I (we) the undersigned, being first duly sworn (or affirmed) under oath, state of my (our) personal knowledge that all the preceding information set out in this affidavit is true and correct.

Alan V. Anthony
Owner #1
Alan V. Anthony
Printed Name

Nancy V. Anthony
Owner #2
Nancy V. Anthony
Printed Name

Additional owners (if applicable):

Signature _____

Signature _____

Printed Name _____

Printed Name _____

Signed and sworn to (or affirmed) before me on May 11, 2013, by Phillip J. Clifton
Clifton



Phillip J. Clifton
Notary Public

Official Seal:



Commitment Form Schedule A

TITLE GUARANTY

Commitment Number: C-2066326

Borrower(s)/Buyers(s), For Reference Purposes Only: Alan V. Anthony and Nancy J. Anthony

Address, For Reference Purposes Only: 1296 270th Street, MACKSBURG, IA 50155

Effective Date: April 09, 2013 at 08:00:00 AM

<u>1. Certificate or Certificates to be issued</u>	<u>Proposed Coverage Amount</u>	<u>File Number</u>	<u>Loan Number</u>
(a) <u>Owner Certificate</u>	\$0.00		
Proposed Guaranteed:			
Alan V. Anthony and Nancy J. Anthony			
(b) <u>Lender Certificate</u>	\$91,000.00	9575WF	0420531618
Proposed Guaranteed:			
Wells Fargo Bank, N.A. ISAOA			

2. **The estate or interest in the Land described or referred to in this Commitment is a fee simple (if other, specify same).**

Fee Simple

3. **Title to the estate or interest in said Land is at the Effective Date hereof vested in:**

Alan V. Anthony and Nancy J. Anthony, as joint tenants with full rights of survivorship and not as tenants in common

4. **The Land referred to in this Commitment is described as follows:**

Parcel "C", a part of the Northeast Quarter (1/4) of Section Thirty-three (33), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 6.99 acres, as shown in Plat of Survey filed in Book 2003, Page 7468 on December 23, 2003, in the Office of the Recorder of Madison County, Iowa.


Wasker, Dorr, Wimmer & Marcouiller, P.C.

Member Name
4201 WESTOWN PKWY STE 250

(Mailing Address)
WEST DES MOINES, IA 50266-6720

(City, State) **(Zip)**

Prepared By Matthew D. Kern

Typed Name


Signature of Member
(515) 283-1801

(Phone)



Commitment Form Schedule B

TITLE GUARANTY

Commitment Number: C-2066326

I. Schedule B of the Certificate or Certificates to be issued will contain the following five Standard Exceptions and other matters listed below as exceptions 6, etc., unless the same are disposed of to the satisfaction of the Division:

1. Any right or claim of a party in possession not shown by the Public Records.
2. Notwithstanding the guaranteeing clauses of this Guaranty, the Division does not guarantee against any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.
3. Any easement or claim of easement, not shown by the Public Records.
4. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Notwithstanding the guaranteeing clauses of this Guaranty, the Division does not guarantee against taxes or special assessments which are not shown as existing liens by the Public Records.
6. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the Proposed Guaranteed acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment.
7. Payment of the full consideration to, or for the account of, the grantors or mortgagors.
8. The lien of the taxes for the July 1, 2011 - June 30, 2012 fiscal year and thereafter, with the first half due on September 1, 2012 (delinquent after September 30, 2012) and the second half due on March 1, 2013 (delinquent after March 31, 2013). Both installments paid.
9. Mortgages, restrictions, easements or any other lien or encumbrance on or defect in the Title to the property as follows:
 - a) Mortgage executed by Alan V. Anthony and Nancy J. Anthony, husband and wife, to Wells Fargo Home Mortgage, Inc. in the amount of \$83,500.00 filed May 3, 2004 in Book No. 2004 at Page 1991.
 - b) Ordinances and regulations for the City of Macksburg and County of Madison, Iowa.
 - c) Plat(s) filed in the Madison County, Iowa, Recorder's Office, including easements, building setbacks, restrictions, reservations, and notations.
 - d) Declarations, covenants, restrictions, easements, reservations, rights, and options filed of record in the Madison County, Iowa, Recorder's Office.

II. The following are the requirements to be complied with:

1. Instruments in form suitable for guaranty which must be executed, delivered, and duly filed for record:

a) Real Estate Mortgage from Alan V. Anthony and spouse, if any, and Nancy J. Anthony and spouse, if any, to Wells Fargo Bank, N.A. #936, securing a debt in the amount of \$91,000.00. Note: The marital status of the borrower(s) must be shown on the mortgage.

b) Release and satisfaction of the mortgage described in 9(a) above.

2. Other clearance items:

a) Composite Mortgage Affidavit signed by the titleholders of the subject property and notarized.

b) If mechanic lien claims may be filed of record, then mechanic lien waivers must be submitted for review.

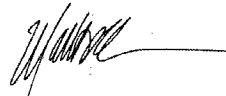
Notes for Information:

1. Lender First has been approved for the following endorsement(s): Comprehensive 1 - Improved Land, Environmental Protection Lien ALTA 8.1-06 (Revised 4/1/2010).

2. Chain of Title: Alan V. Anthony and Nancy J. Anthony, as joint tenants with full rights of survivorship and not as tenants in common by virtue of a Warranty Deed filed October 11, 1995 in Book No. 135 at Page 31.

3. Taxes: General taxes for the year 2011-2012 in the amount of \$633.00 per installment. The property is referenced as Parcel No. 600123322004000.

End of Schedule B.



Signature of Member