



Document 2013 2785

Book 2013 Page 2785 Type 06 009 Pages 2
Date 9/18/2013 Time 10:49 AM
Rec Amt \$12.00

INDX ✓
ANNO ✓
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

✓

Preparer: When recorded, Return to: Brett T. Osborn, 974 - 73rd Street, Suite 20. Des Moines, IA 50324 (515) 223-6000

**AFFIDAVIT EXPLANATORY OF TITLE
IOWA CODE §558.8**

STATE OF IOWA)
)ss
COUNTY OF POLK)

I, Brett T. Osborn, being first duly sworn on oath, depose and state as follows:

1. I am a licensed and practicing attorney practicing with Wetsch, Abbott and Osborn, P.L.C., 974 73rd Street, Suite 20, Windsor Heights, Iowa 50324.

2. I am familiar with a Warranty Deed that was prepared by myself in January of 2013 and executed by Ted H. Grauer and Cheri Lynn Grauer on January 22, 2013. This Deed conveyed property legally described as:

The North Half (1/2) of the Northeast Quarter (1/4) of Section Twenty-one (21), Township Seventy-seven (77), North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "B" located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-one (21), containing 8.93 acres as shown in Plat of Survey filed in Book 2012, Page 3865 on December 19, 2012, in the Office of the Recorder of Madison County, Iowa.

3. By virtue of a scrivener error, this Warranty Deed mistakenly identified the Polk County Recorder's Office as the office the Real Estate Contract was filed in. The Satisfaction of Real Estate Contract, dated December 31, 2012, and recorded December 31, 2012 in Book 2012,

Page 4050 was in fact recorded in the Madison County Recorder's Office.

4. The body of the Deed should have read:

The North Half (1/2) of the Northeast Quarter (1/4) of Section Twenty-one (21), Township Seventy-seven (77), North, range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "B" located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-one (21), containing 8.93 acres as shown in Plat of Survey filed in Book 2012, Page 3865 on December 19, 2012, in the Office of the Recorder of Madison County, Iowa.

This Deed is being given in satisfaction of a Real Estate Contract dated December 31, 2012, and recorded December 31, 2012, in Book 201, Page 4050, of the Madison County Recorder's Office.

5. This Affidavit is given to clarify the chain of title to the property described above and to remove a potential cloud upon the chain of title.

6. Further affiant sayith not.

Dated this 17th day of September, 2013.

WETSCH, ABBOTT and OSBORN, P.L.C.



BRETT T. OSBORN

On this 17th day of September, 2013, before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared Brett T. Osborn, to me known to be the person named in and who executed the foregoing instrument, acknowledged that he executed the same as his voluntary act and deed.



NOTARY PUBLIC

