IND. ✓
REC. ✓
PAGE ✓

Comp

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1984 JAN 19 PM 3:55

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee $3.00

AFFIDAVIT

STATE OF IOWA
SS:
WARREN COUNTY

I, Robert A. Gottschald, being first duly sworn upon my oath depose and state that this Affidavit is made for the purpose of correcting and removing an apparent cloud upon the Title of the following described real estate, situated in Madison County, Iowa, to-wit:

Parcel A:
A parcel of land in Lot One of the Northeast Quarter of the Northwest Quarter of Section 1, Township 75 North, Range 28 West of the 5th Principal Meridian, in the City of Winterset, Madison County, Iowa, more particularly described as:
Commencing at the Northeast corner of Lot One of the Northeast Quarter of the Northwest Quarter of Section 1, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa (also being the North Quarter corner of said section); thence along the east line of said Lot One (also being the east line of aforesaid Northeast Quarter of the Northwest Quarter and the centerline of 8th Avenue, City of Winterset), 37.55 feet; thence North 89°41'02" West 20.00 feet to the Point of Beginning; thence along the west line of 8th Avenue, South 00°18'58" East 89.04 feet; thence North 90°00'00" West 138.07 feet; thence North 00°18'58" West 84.32 feet; thence along the southerly Right of Way line of Iowa Highway 92, North 86°59'43" East 91.76 feet; thence South 89°53'03" East 46.40 feet to the Point of Beginning, containing 12,083 square feet, more or less.
Bearings are based on the north line of the Northwest Quarter of Section 1, T75N, R28W, which is assumed to bear West.

I further depose and state that John J. Hart was sent notice because he was the purchaser of property located in Polk County belonging to the estate of Ruth Horras and that he has no interest in the Madison County property.

Robert A. Gottschald
ROBERT A. GOTTSCHALD

Subscribed and sworn to before me this 18th day of January, 1984.

Ann Morlan
NOTARY PUBLIC IN AND FOR THE STATE OF IOWA Deputy