



Document 2015 232

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Fee Amount: \$12.00

Revenue Tax:

LISA SMITH RECORDER

Madison County, Iowa

INDX ✓

ANNO ✓

SCAN ✓

CHEK

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)278-0623

Return to:

Clinton L. Bowen and Courtney M. Bowen, 2342 Saint Charles Rd, Winterset, IA 50273

Order No.: MES-54731/BS

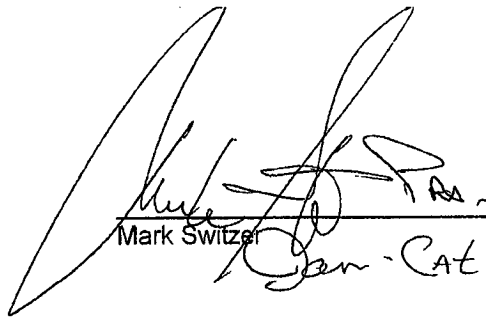
AFFIDAVIT EXPLANATORY OF TITLE

Legal: **Lot One (1) of Sanburg Subdivision located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Eight (8), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.**

I, **Mark Switzer**, President of Jan-Cat, Inc. being first duly sworn upon my oath, do depose and state that Jan-Cat, Inc. was the former titleholder in possession of the above-described real estate. I further depose and state I had the capacity to execute such document concerning the easement agreement recorded December 27, 1999, in Book 140 at Page 783. I executed the easement in my capacity as President of Jan-Cat, Inc. that at such time as I executed the easement I had authority to do so; and, that the omission of this information from the original easement that was executed was a scrivener's error.

This Affidavit is given pursuant to Iowa Code § 558.8 to explain a defect in the chain of title.

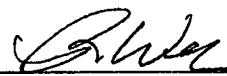
Further this Affiant sayeth naught.


Mark Switzer
Jan-CAT Inc

STATE OF Tenn

COUNTY OF Madison

This instrument was acknowledged before me on 1/23/15 by Mark Switzer.


Notary Public in and for said State

