

BK: 2016 PG: 1656
Recorded: 6/14/2016 at 11:37:24.0 AM
Fee Amount: \$17.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

AFFIDAVIT
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

James Larson, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Phone: (515) 462-4912

Taxpayer Information: (name and complete address)

Janice K. LLC, 101 E. Jefferson Street, Winterset, IA 50273

Return Document To: (name and complete address)

James Larson, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Craig S. Boldman

Grantees:

Janice K. LLC

Legal Description: See Page 2

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

AFFIDAVIT

I, Craig S. Boldman, upon being duly sworn, do hereby depose and state:

The Affiant is a duly licensed land surveyor under the laws of the State of Iowa.

The Affiant is well and truly acquainted with the chain of title to the real estate legally described as:

Parcel F - a Part of the Northeast 1/4 of the Northwest 1/4 (NE 1/4 NW 1/4) of Section 9 Township 74 North, Range 27 West of the 5th P.M., Madison County, described as follows: Beginning at a point that is N 89°32'39" E a distance of 467.00' from the Southwest corner of said NE 1/4 NW 1/4; thence N 00°45'15" E a distance of 1028.06'; thence N 89°32'39" E a distance of 849.84'; thence S 01°00'08" W a distance of 1028.16'; thence S 89°32'39" W a distance of 845.38' to the point of beginning, having an area of 20.000 acres INCLUDING 0.390 acres of county road right of way.

The aforementioned legal description was contained in the Plat of Survey, dated May 20, 2005, and filed for record on May 23, 2005, in the Madison County Recorder's Office in Book 2005 at Page 2322.

The Affiant further states that this Plat of Survey was amended as shown by the Corrected Plat of Survey, dated and filed for record on February 23, 2007, in the Madison County Recorder's Office in Book 2007 at Page 765, which Survey describes the real estate as follows:

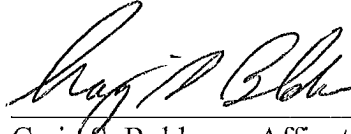
PARCEL "F" (CORRECTED) being a part of the Northeast 1/4 of the Northwest 1/4 (NE 1/4 NW 1/4) of Section 9, Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa described as follows: Beginning at a point that is N 89°41'38" E a distance of 467.03' from an iron pin found at the Southwest corner of said NE 1/4 NW 1/4; thence N 00°45'21" E a distance of 1029.19'; thence N 89°32'33" E a distance of 836.35'; thence S 00°06'44" W a distance of 1031.25'; thence S 89°41'38" W a distance of 847.90' to the point of beginning, having an area of 19.91 acres including 0.38 acres of county road right of way easement over the Southerly 20' thereof.

The real estate has also been legally described as:

Parcel "F" located in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Nine (9), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 19.91 acres, as shown in Corrected Plat of Survey filed in Book 2007, Page 765 on February 23, 2007, in the Office of the Recorder of Madison County, Iowa.

The Affiant further states wherever these real estate descriptions appear in the chain of title to the real estate first described above that these real estate descriptions refer to the same parcel of real estate.

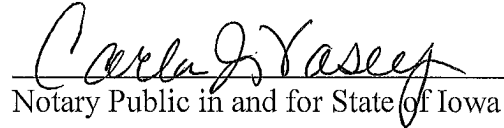
Further the Affiant sayeth not.



Craig S. Boldman, Affiant

STATE OF IOWA, COUNTY OF MADISON

Subscribed and sworn to before me, a Notary Public in and for the State of Iowa, by Craig S. Boldman on the 2nd day of June, 2016.



Notary Public in and for State of Iowa