

BK: 2017 PG: 556
Recorded: 2/21/2017 at 8:22:15.0 AM
Fee Amount: \$12.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

Prepared by and return to: David J. Hellstern, 6601 Westown Pkwy., Ste. 200, West Des Moines, IA 50266
(515) 244-3500

AFFIDAVIT EXPLANATORY OF TITLE

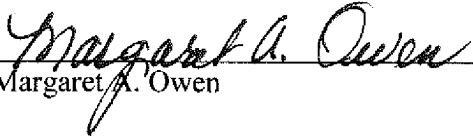
RE: The East Half (1/2) of the Southeast Quarter of Section Twenty-five (25), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract of land located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-five (25) described as follows, to-wit: Beginning at the Southeast corner of said Section Twenty-five (25), running thence South 85°59'10" West 1317.18 feet along the South line of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-five (25) to the Southwest corner thereof, thence North 00°34'11" West 660 feet along the West line of said Southeast Quarter (1/4) of the Southeast Quarter (1/4), thence North 86°00'15" East 1323.73 feet to the East line of said Southeast Quarter (1/4) of the Southeast Quarter (1/4), thence South 660 feet along the East line to the point of beginning, containing 19.96 acres, more or less, including public roads; **AND** the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-five (25); **AND** all that part of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-five (25) which lies East of the public road running through said forty acre tract.

I, Margaret A. Owen, being first duly sworn (or affirmed) under oath, state of my own personal knowledge that:

1. I am the owner of the above-described property.
2. This Affidavit is being signed and recorded pursuant to Iowa Code Section 558.8 in effort to explain the title defects recorded with the Madison County Recorder in Book 2016 at Page 3956 and 3957 and pertaining to the above described real property.
3. It was believed that I owned the above property with my late husband, Michael Owen, as joint tenants. I now know of my own personal knowledge and investigation that we did not own all of the properties as joint tenants.
4. To correct this issue, a Court Officer's Deed and Revised Quit Claim Deed are being filed contemporaneously with this Affidavit to correct and replace the previous Affidavit

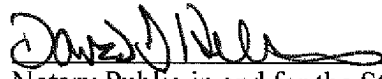
of Surviving Spouse filed December 22, 2016 in Book 2016 at Page 3956 and the Quit Claim Deed filed December 22, 2016 in Book 2016 at Page 3957.

Further affiant sayeth not.


Margaret A. Owen

STATE OF IOWA, COUNTY OF Dallas : ss

This instrument was acknowledged before me on 2/17/17, by Margaret A. Owen.


Notary Public in and for the State of Iowa

