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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

✓ Prepared By: Mark L. Smith, P.O. Box 230, Winterset, IA 50273 Telephone: 515/462-3731  
Return Document To: Madison County Realty, 65 Jefferson, Winterset, IA 50273

AFFIDAVIT

STATE OF IOWA :  
 :SS  
COUNTY OF MADISON :

I, Joey Hoover, Attorney practicing in Madison County, Iowa, after being duly sworn upon oath, state as follows:

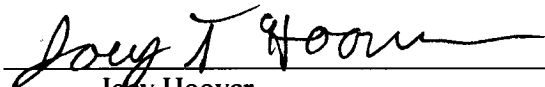
I drafted a Quit Claim Deed from Dan Patterson and Cindy Patterson, individually, and as husband and wife, d/b/a Patterson Rental Partnership, to Cindy Patterson, dated January 31, 2014, and filed February 3, 2014, in Book 2014, Page 246 of the Recorder's Office of Madison County, Iowa. I know, of my own personal knowledge, that there was a mistake in the legal description used in that Deed and that none of the parties have any right, title or interest in the following-described real estate:

**White Acres Subdivision, as shown in the Plat of Survey recorded November 5, 2004, in Book 2004, Page 5238 of the Recorder's Office of Madison County, Iowa, more particularly described as:**


Parcel "C" located in that part of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M. and that part of Parcel "A", recorded in Farm Plat Book 2, Page 665, Madison County, Iowa Recorder's office, located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Nineteen (19), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., all in Madison County, Iowa, described as follows: Beginning at the northwest corner of said Parcel A; thence on an assumed bearing

of North 89°57'27" East along the north line of said Parcel A a distance of 402.82 feet to the northeast corner of said Parcel A and the east line of said Parcel A and Madison County Highway P71; thence southerly 170.15 feet along said west line on a nontangential curve concave easterly and having a radius of 2915.00 feet; a central angle of 03°20'40" and a chord 170.13 feet in length, bearing South 00°22'26" West; thence South 01°10'15" East along said west line 488.89 feet; thence southerly 185.52 feet along said west line on a nontangential curve concave westerly and having a radius of 2864.79 feet, a central angle of 03°42'38" and a chord 185.42 feet in length, bearing South 01°43'16" East; thence North 90°00'00" West 418.50 feet to the west line of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section 19 in said Parcel A; thence continuing North 90°00'00" West 146.71 feet; thence North 63°46'58" West 685.01 feet; thence North 00°00'00" East 550.45 feet to the north line of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section 24; thence South 89°19'15" East along said north line to the northwest corner of said Parcel A and the northwest corner of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section 19 and the point of beginning. Said tract contains 20.608 acres.

I give this Affidavit to clear any cloud of title that may have been on the above-described real estate as a result of the Deed that I prepared.

  
Joey Hoover

Subscribed and sworn to before me by the said Joey Hoover on this 28<sup>th</sup> day of Apr. 1, 2017.

  
Notary Public in and for State of Iowa

