

Prepared by & Return to: Melanie L. Jackson, 204 W. Hickman, Waukee, Iowa 50263, Phone: 515-987-0022

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA)
COUNTY OF POLK)ss

I, **Robert H. Laden**, being first duly sworn upon oath depose and state that:

1. I am an attorney engaged in the practice of law in Des Moines, Polk County, Iowa.
2. This affidavit is given for the purpose of clearing a cloud in the chain of title to the following described property:

A parcel of land located in the East Half (½) of the Northeast Quarter (¼) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Southeast corner of the Northeast Quarter (¼) of the Northeast Quarter (¼) of said Section Twenty-five (25); thence South 0°00' 99.2 feet; thence North 89°05' West 40.0 feet to point of beginning; thence North 0°00' 415.6 feet to the south right-of-way line of Iowa Highway No. 92; thence North 88°25' West 811.1 feet; thence South 0°00' 425.0 feet; thence South 89°05' East 810.9 feet to point of beginning, containing 7.823 Acres.

(l/k/a: 2788 State Highway 92, Winterset, IA 50273)

3. I am the individual who prepared the Quit Claim Deed recorded October 24, 2011, in Book 2011, Page 2826 in the Office of the Madison County Recorder transferring property legally described as:

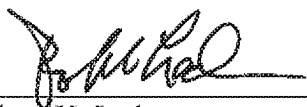
7.82A E CENT PT E ½ NE, now included in and forming a part of the City of Winterset, Madison County, Iowa 25-76-27

4. The legal description for said property is more fully set forth as follows:

A parcel of land located in the East Half (½) of the Northeast Quarter (¼) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-seven (27) West of

the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Southeast corner of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-five (25); thence South 0°00' 99.2 feet; thence North 89°05' West 40.0 feet to point of beginning; thence North 0°00' 415.6 feet to the south right-of-way line of Iowa Highway No. 92; thence North 88°25' West 811.1 feet; thence South 0°00' 425.0 feet; thence South 89°05' East 810.9 feet to point of beginning, containing 7.823 Acres.

5. Therefore, I prepared and caused to be recorded a second Quit Claim Deed recorded January 25, 2013, in Book 2013, Page 287. The recording of this second Quit Claim Deed was meant to more fully describe the legal description in the Quit Claim Deed previously recorded in Book 2011, Page 2826.
6. The two properties transferred by virtue of the above instruments are one and the same.
7. It was my intention, in preparation of the original Quit Claim Deed, to deed the property described legal, as noted below, to Ronald and Jacqueline L. Forgy on October 24, 2011.
8. Further affiant sayeth not.



Robert H. Laden

On this 28 day of August, 2017, before me the undersigned notary public, personally appeared **Robert H. Laden** named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



Notary Public in and for the State of Iowa

