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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**AFFIDAVIT EXPLANATORY OF TITLE**

**Recorder's Cover Sheet**

p174351

**Preparer Information:** Benjamin W. Hopkins  
Petosa Law LLP  
1350 NW 138<sup>th</sup> Street Suite 100  
Clive, IA 50325  
(515) 222-9400

**Taxpayer Information:** N/A

**Return Document To:** Benjamin W. Hopkins  
Petosa Law LLP  
1350 NW 138<sup>th</sup> Street Suite 100  
Clive, IA 50325

**Grantors:** Benjamin W. Hopkins

**Grantees:** To Whom it May Concern

**Legal Description:** See Page 2

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

**AFFIDAVIT EXPLANATORY OF TITLE**

STATE OF IOWA                    )  
  ) SS:  
COUNTY OF POLK                )

I, Benjamin W. Hopkins, being first duly sworn, depose and state:

1. That I am an attorney practicing law in Polk County, Iowa, and that I represented the Plaintiff, Federal National Mortgage Association, in that certain foreclosure action filed in Madison County Iowa, as Case No. EQCV034471 (the "Action"), respecting the following described real estate:

A tract of land commencing 503 feet east of the Southwest corner of the South Half (1/2) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence North 18°53' East, 84.35 feet, thence West 142.4 feet, thence South 0°27' East, 80 feet to the South line of said 5-acre tract, thence East 115 feet to the point of beginning, AND a parcel of land being a portion of the following described tract of land commencing at a point 388 feet East and 80 feet North of the Southwest Corner of the South Half (1/2) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., thence North 160 feet, thence East 213 feet, thence Southeast to a point 142.4 feet East of the point of beginning, thence West 142.4 feet to the point of beginning, more precisely described as: Commencing at the Southwest Corner of the Northeast Quarter of the Northeast Quarter of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, thence North 90°00'00" East 388.00 feet along the South line of said Northeast Quarter (1/4) of the Northeast Quarter (1/4) and North line of Lane Street to the East line of 3rd Avenue, thence North 0°21'29" East 80.00 feet along the East line of said 3rd Avenue to Point of Beginning, thence continuing North 0°21'29" East 52.00 feet, thence North 90°00'00" East 142.40 feet, thence South 0°21'29" West 52.00 feet, thence North 90°00'00" West 142.40 feet to the point of beginning, containing 0.1700 Acres AND Parcel "F", located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, containing 0.011 acres, as shown in Plat of Survey filed in Book 2, Page 359 on June 26,1998, in the Office of the Recorder of Madison County, Iowa

and that said representation forms the basis for the facts I attest to herein.


2. That based on the returns of service filed therein, Defendants James T. Parham and spouse of James T. Parham were the only parties in possession of the above real estate at the time the Action was filed and entered in the Madison County Lis Pendens index.

3. That this Affidavit is given pursuant to Iowa Code Section 558.8 for the purpose of clearing title to the real estate described in paragraph 1 above.

Dated this 15<sup>th</sup> day of February, 2018.

  
\_\_\_\_\_  
Benjamin W. Hopkins

Subscribed and sworn to before me, a notary public in and for the State of Iowa, by Benjamin W. Hopkins, to me personally known, this 15<sup>th</sup> day of February, 2018.

  
\_\_\_\_\_  
Notary Public in and for said State

