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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

This instrument prepared by:
ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322 Phone # (515) 259-9327

Return document to and mail tax statements to:
GREG STROHBEHN, 309 West Court Avenue, Winterset, Iowa 50273

File #ISS (rfb)

AFFIDAVIT EXPLANATORY OF TITLE

21846804

Legal: **The West 55 feet of Lot 7 in Block 20 in the Original Town of Winterset, Madison County, Iowa**



Address: 309 West Court Avenue, Winterset, Iowa 50273

I, **Sarah Cowman**, being first duly sworn upon my oath, do depose and state that I have been duly authorized by the record titleholder in possession of the above-described real estate to make this affidavit.

In such capacity, I further state that I am familiar with the chain of title to the above-referenced property. The chain of title shows a Warranty Deed from Connie Naeve to Dustin C. Gordon and Elizabeth A. Gordon, as joint tenants with full rights of survivorship and not as tenants in common, dated July 14, 2014 and filed August 1, 2014 in Book 2014 at Page 1894. Due to a scrivener's error, the deed does not evidence the marital status of the grantor, Connie Naeve.

I know of my own personal knowledge and investigation that **Connie Naeve** was a single person at the time of the execution and the recording of the deed. No other person has a claim of homestead or distributive share against the property.

This Affidavit is given pursuant to Iowa Code § 558.8 to explain a defect in the chain of title.

Further this Affiant sayeth naught.

<p>STATE OF IOWA)) SS: COUNTY OF <u>Madison</u>)</p> <p>On this <u>22</u> day of <u>June</u>, 2018, before me the undersigned, a Notary Public in and for said State, personally appeared Sarah Cowman, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.</p> <p><u>Roger Queck</u> Notary Public in and for said State</p>	<p>Dated: <u>6-25-18</u>, 2018</p> <p><u>Sarah Cowman</u> Sarah Cowman Homefront Real Estate 67 East Jefferson Street Winterset, Iowa 50273 (515) 468-0409</p>
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