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SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**AFFIDAVIT EXPLANATORY OF TITLE  
Recorder's Cover Sheet**

**Preparer Information:**

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

Phone: (515) 462-4912

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**Taxpayer Information:**

Dorothy A. Harper, 108 Odell Avenue, Peru, IA 50222

**Return Address:**

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

**Grantors:**

N/A

**Grantees:**

N/A

**Legal Description:** See Page 2

**Document or instrument number if applicable:** N/A

**AFFIDAVIT EXPLANATORY OF TITLE**

Relating to the Title to:

Out Lot Eight (8) in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT that part thereof lying North of the center line of the creek which is the North boundary of this property, all in the Town of East Peru, Madison County, Iowa.

STATE OF IOWA )  
 ) ss:  
COUNTY OF MADISON )

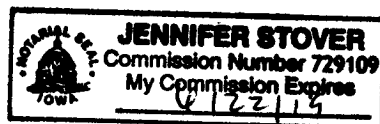
I, Dorothy A. Harper a/k/a Dorothy Harper, being first duly sworn, do upon oath depose and state:

1. I am the owner and legal titleholder of the above-described parcel of real estate.
2. My deceased husband, Bill Harper, and I acquired title to the above-described parcel of real estate by Warranty Deed dated July 27, 1994 and filed of record August 30, 1994 in the Office of the Madison County, Iowa, Recorder in Book 59 at Page 553.
3. That Warranty Deed referenced in Paragraph two (2) above contained a scrivener's error in the legal description of the parcel being conveyed to my deceased husband and me. It inadvertently described the parcel of real estate as being located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Eleven (11), rather than as being located in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa.
4. The Warranty Deed referenced in Paragraph two (2) above at all times was intended to and should have referenced the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-Seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa.

Further, this Affiant sayeth not.

Theresa Parker  
Theresa Parker as Attorney-in-Fact for  
Dorothy A. Harper under Power of Attorney  
dated November 20, 2013

Subscribed and sworn to before me by Theresa Parker as Attorney-in-Fact for Dorothy A. Harper under Power of Attorney dated November 20, 2013 on this 8<sup>th</sup> day of February 2019.



Jennifer Stover  
Notary Public in and for the State of Iowa