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INDX
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



Preparer

Information

Mark L. Smith, P.O. Box 230, Winterset, Iowa 50273; 515-462-3731

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA :
 :SS
MADISON COUNTY :

I, Mark L. Smith, after first being duly sworn upon oath, depose and state as follows:

1. This Affidavit Explanatory of Title concerns the following described real property:

See Attached Exhibit "A"

2. I am an Attorney practicing in Madison County, Iowa, and I handled the Bloom Ridge Subdivision proceedings.

3. There is an error in the legal description listed on all of the subdivision documents, except the actual final plat itself.

4. Our office prepared and submitted all of the subdivision documents using the legal description that was on the preliminary plat of survey.

5. The preliminary plat of survey was amended at the request of the county zoning administrator, after submittal of the original documents.

6. All notices, proceedings, hearings, votes and approvals were done based on the final plat of survey which accompanies the subdivision proceeding documents and is recorded on April 3, 2019, in Book 2019, Page 962 along with the other subdivision proceeding documents.

7. However, the legal description used on all of the subdivision proceeding documents other than the final plat, did not get updated to correspond with the final plat of survey.

8. The correct legal description for the Bloom Ridge Subdivision is the legal description used on the final plat of survey and shown in this Affidavit.

9. I give this Affidavit to clear any cloud that may have been on title to the real estate describe herein and to correct the legal description error.

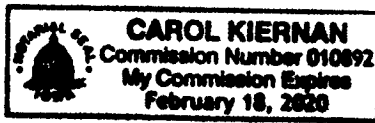
Mark L. Smith

Mark L. Smith

Subscribed and sworn to before me by the said Mark L. Smith on this 8th day of April, 2019.

Carol Kiernan

Notary Public in and for the State of Iowa



LEGAL DESCRIPTION: BLOOM RIDGE

A parcel of land now included in and forming a part of the North Half of the Northeast Quarter of the Southeast Quarter of Section 25, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the East Quarter Corner of the Northeast Quarter of the Southeast Quarter of Section 25, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South $00^{\circ}01'17''$ West along the East Line of the North Half of the Northeast Quarter of the Southeast Quarter of said Section 25, a distance of 658.27 feet to the Southeast Corner of the North Half of the Northeast Quarter of the Southeast Quarter of said Section 25, also being the Northeast Corner of WINDHAM RIDGE, an Official Plat, now included in and forming a part of Madison County, recorded in Book 2016, Page 705 of the Madison County Recorder's Office; thence South $83^{\circ}09'45''$ West along the North Line of said WINDHAM RIDGE, a distance of 1314.42 feet to the Northwest Corner of said WINDHAM RIDGE and the Southwest Corner of the North Half of the Northeast Quarter of the Southeast Quarter of said Section 25; thence North $00^{\circ}33'14''$ East along the West Line of the North Half of the Northeast Quarter of the Southeast Quarter of said Section 25, a distance of 666.98 feet to the Northwest Corner of the Northeast Quarter of the Southeast Quarter of said Section 25; thence North $83^{\circ}30'32''$ East along the North Line of the North Half of the Northeast Quarter of the Southeast Quarter of said Section 25, a distance of 1307.24 feet to the Point of Beginning, containing 19.79 Acres, which includes 0.65 Acres for Public Highway Easement, subject to all easements, restrictions and covenants of record.

