



Book 2018 Page 3012

Document 2018 3012 Type 06 010 Pages 6
Date 10/22/2018 Time 11:05:52AM
Rec Amt \$32.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by: Daniel W. Willems, 641 40th St. S.E., Cedar Rapids, IA 52403 PH 319 366 0811
Return To: Hawkeye Escrow 313 3rd Ave. S.E., Cedar Rapids, IA 52401

AFFIDAVIT EXPLANATORY OF TITLE

State of Iowa, County of Linn

I, Daniel W. Willems, provide this affidavit to clarify and explain the title to property owned by me at **1603 300th St., Ryan, IA 52330** and legally described as:

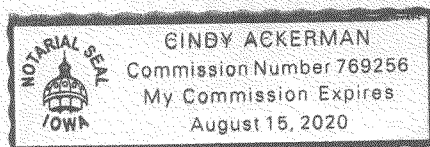
That part of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Seven (7), Township Eighty Seven (87) North, Range Five (5), West of the Fifth Principal Meridian described as commencing at the Southwest corner of said Section Seven (7) and running thence North 89° 44' 30" East fifty (50.0) feet, thence North thirty three and one-tenth (33.1) feet to the point of beginning, thence North 89° 44' 30" East one hundred four and eight-tenths (104.8) feet, thence North 38° 55' 30" East one hundred eleven (111.0) feet, thence North 9° 11' West three hundred forty seven and two-tenths (347.2) feet, thence North 10° 57' West three hundred fifty and five-tenths (350.5) feet, thence North 9° 21' 30" West three hundred twenty two and eight-tenths (322.8) feet, thence South one thousand ninety two and three-tenths (1092.3) feet to the point of beginning; also a part of the right-of-way of former Primary Road No. 13 abandoned by the Iowa Department of Transportation and more particularly described as follows: A parcel of land located in the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Seven (7), Township Eighty Seven (87) North, Range Five (5), West of the Fifth P.M., bounded on the East by the Easterly right-of-way line of Former Primary Road No. 13; on the South by a line forty (40) feet normally distant Northerly from and parallel to the South line of said Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$); on the West by the West line of said Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$); and on the North by a line beginning at a point one thousand four hundred fifty seven and nine-tenths (1457.9) feet South of the Northwest corner of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Seven (7), on the West line thereof, thence South 32° 04' East ninety four and two-tenths (94.2) feet to a point on said Easterly right-of-way line. The West line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Seven (7) is assumed to bear North and South.

Attached hereto is information provided by the county Auditor which describes the access of this property to a roadway.


Daniel W. Willems

Signed this 17th day of October, 2018, by the person known to me to be Daniel W. Willems


Notary Public in and for the State of Iowa



CARLA K. BECKER
County Auditor,
Commissioner of Elections
and GIS Coordinator

PHONE (563) 927-4701
FAX (563) 927-6423
auditor@co.delaware.la.us

**DELAWARE COUNTY
AUDITOR**

COURTHOUSE
301 E Main St. Rm 210
Manchester, Iowa 52057

DEPUTIES

**GABRIELLE CORKERY
JULIE HACKBARTH
PEGGY HILDEBRAND
ANNE RAVE**

October 9, 2018

Re: Michael J & Jodi A Lee Parcel
#330-07-00-008-00

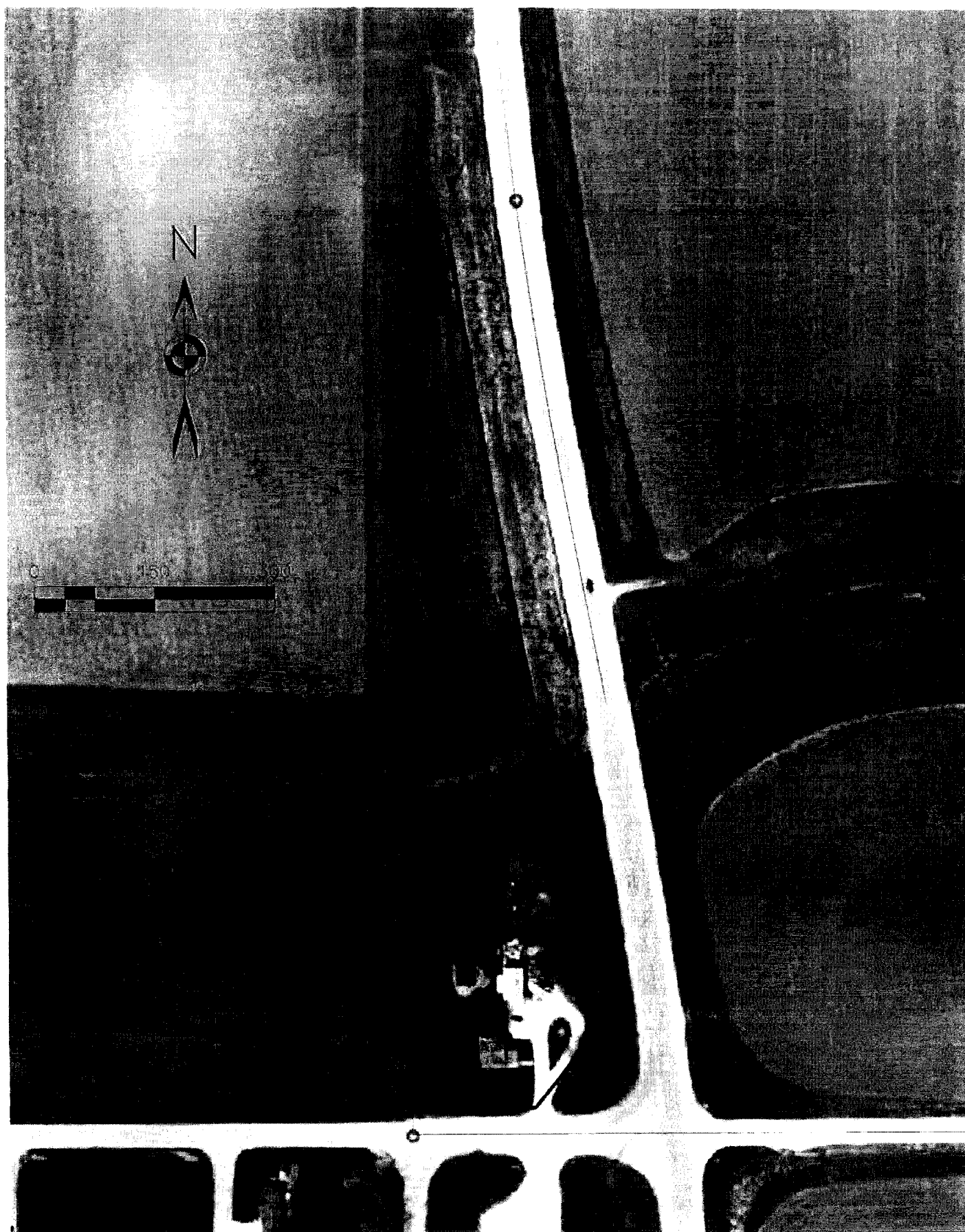
To whom it may concern:

Michael J & Jodi A Lee own Parcel #330-07-00-008-00, per their legal description, they own part of the right-of-way of former Primary Road No. 13 abandoned by the Iowa of Department of Transportation. Please see attached legal description. I have also attached an aerial photo showing the boundary lines. The Lee's currently have access to their property by the Right of Way – definition: the legal right, established by usage or grant, to pass along a specific route through grounds or property belonging to another.

Respectfully

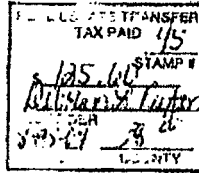


Peggy Hildebrand
Deputy Auditor
Delaware County Auditor's Office



DELAWARE COUNTY IOWA
FILED

2004 AUG 25 AM 10:00

REC 3851
DELAWARE COUNTY IOWAORDER FEE \$ 10.00
CR FEES \$ 5.00

Entered for location 27th day
of August 10, 2004
Sharon McQuibb, Auditor
By Bill Barker, Deputy
87-126

Preparer Charles P. Augustine, 531 Commercial St., Ste 700, Waterloo, (319) 232-3304
Informative Individual's Name Street Address City Phone

Charles P. Augustine IBSA # BL000015141

SPACE ABOVE THIS LINE
FOR RECORDER

Address Tax Statements: Michael J. Lee and Jodi A. Lee, 3168 120th Ave, Ryan, IA 52300

SPECIAL WARRANTY DEED

For the consideration of One and No/100 Dollar(s) and other valuable consideration, JP Morgan Chase, as Trustee for Structures Asset Securities Corporation - Mortgage Pass-Through Certificates Series 2003 - BCI, a/k/a does hereby Convey to Michael J. Lee and Jodi A. Lee, as husband and wife, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Delaware County, Iowa:

SEE EXHIBIT A

Subject to easements, restrictions, covenants, ordinances and limited access provisions of record.

Grantor does Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 8-2-04

JP Morgan Chase, as Trustee for
Structures Asset Securities Corporation -
Mortgage Pass-Through Certificates Series
2003 - BCI, a/k/a

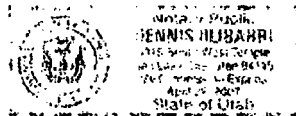
By:

DAVID FRANCIS DOC CONTROL OFFICER
of Select Portfolio Serving, Inc. f/k/a Fairbanks
Capital Corp. as attorney in fact for JP Morgan
Chase, as Trustee for Structures Asset Securities
Corporation - Mortgage Pass-Through
Certificates Series 2003 - BCI, a/k/a

STATE OF Utah COUNTY, ss: Salt LakeThis instrument was acknowledged before me on the 2 day of August, 2004,

DAVID FRANCIS DOC CONTROL OFFICER

by _____ as _____ of Select Portfolio Serving,
Inc. f/k/a Fairbanks Capital Corp. as attorney in fact for JP Morgan Chase, as Trustee for
Structures Asset Securities Corporation - Mortgage Pass-Through Certificates Series 2003 - BCI,
a/k/a

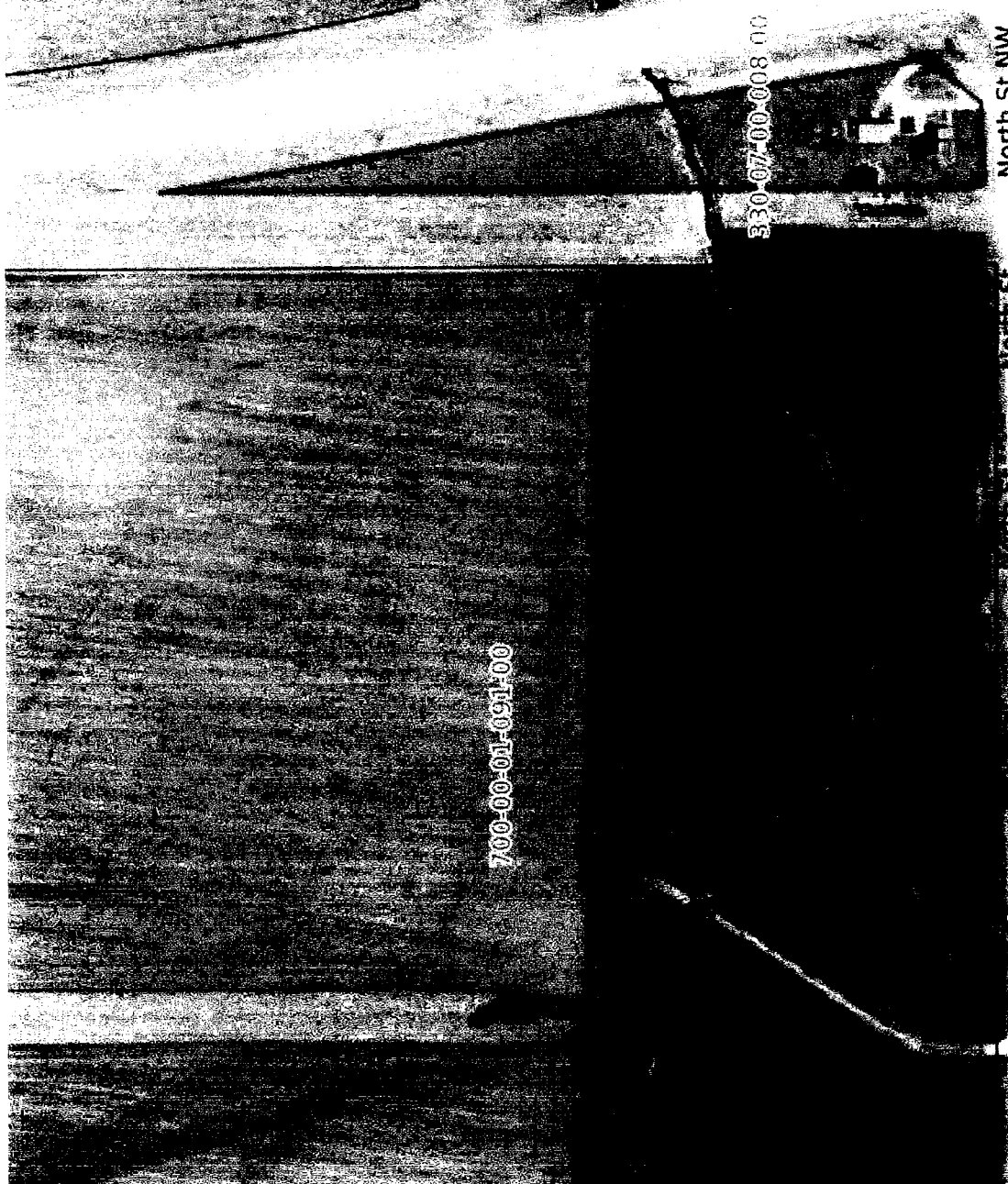
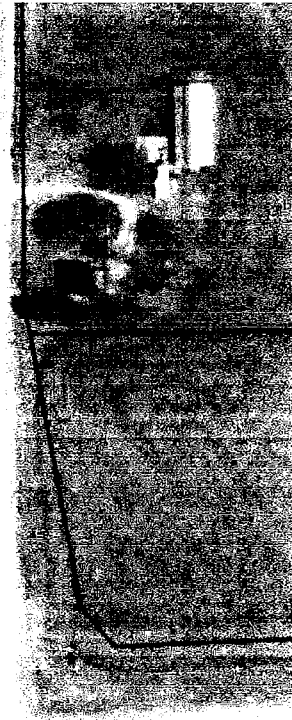
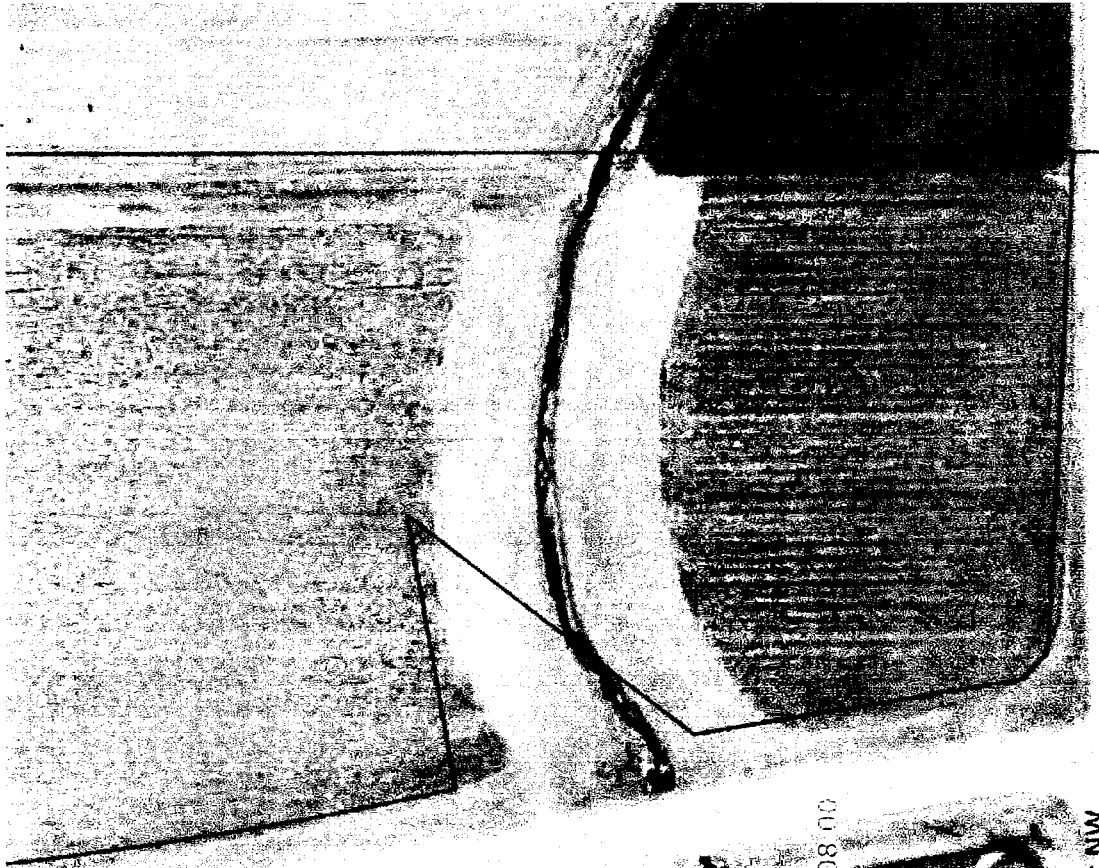


Notary Public

100 to District Co

EXHIBIT "A"

That part of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Seven (7), Township Eighty Seven (87) North, Range Five (5), West of the Fifth Principal Meridian described as commencing at the Southwest corner of said Section Seven (7) and running thence North 89° 44' 30" East fifty (50.0) feet, thence North thirty three and one-tenth (33.1) feet to the point of beginning, thence North 89° 44' 30" East one hundred four and eight-tenths (104.8) feet, thence North 38° 55' 30" East one hundred eleven (111.0) feet, thence North 9° 11' West three hundred forty seven and two-tenths (347.2) feet, thence North 10° 57' West three hundred fifty and five-tenths (350.5) feet, thence North 9° 21' 30" West three hundred twenty two and eight-tenths (322.8) feet, thence South one thousand ninety two and three-tenths (1092.3) feet to the point of beginning; also a part of the right-of-way of former Primary Road No. 13 abandoned by the Iowa Department of Transportation and more particularly described as follows: A parcel of land located in the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Seven (7), Township Eighty Seven (87) North, Range Five (5), West of the Fifth P.M., bounded on the East by the Easterly right-of-way line of former Primary Road No. 13; on the South by a line forty (40) feet normally distant Northerly from and parallel to the South line of said Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$); on the West by the West line of said Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$); and on the North by a line beginning at a point one thousand four hundred fifty seven and nine-tenths (1457.9) feet South of the Northwest corner of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Seven (7), on the West line thereof, thence South 32° 04 $\frac{1}{2}$ ' East ninety four and two-tenths (94.2) feet to a point on said Easterly right-of-way line. The West line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Seven (7) is assumed to bear North and South.



700-00-01-091-00

330-07-00-008-00

North St NW

North St

North St

North St

35.511000

690-00-01-017-00

690-00-01-005-00

690-00-01-006-00

690-00-01-010-00

Howard St