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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by & Return to: John R. Webber III, PO Box 250, Ottumwa, IA 52501 (641) 682-8326

AFFIDAVIT CLARIFYING TITLE

STATE OF IOWA)
) ss:
DELAWARE COUNTY)

COMES NOW Randall L. Rattenborg and being duly sworn on oath deposes and states as follows:

1. This Affidavit is made for the purpose of clarifying title to the following described property, to-wit:

The Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), except the East one thousand nine and five-tenths (1009.5) feet thereof; and the East one-half (E $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$); and the East twenty four (24) acres of the West fractional one-half (Wfr $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$); all in Section Thirty (30), Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M., except any portion thereof lying in Keith's Hartwick Hill Estates; A Subdivision Of Part Of The SW $\frac{1}{4}$ Of The NW $\frac{1}{4}$ And Part Of The NW $\frac{1}{4}$ Of The SW $\frac{1}{4}$ Of Section 30, T88N, R4W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2006, Page 2711, and also except any portion thereof lying in Keith's Second Subdivision A Subdivision Of Part Of The SW $\frac{1}{4}$ Of The SE $\frac{1}{4}$ And Part Of The SW $\frac{1}{4}$ Sec. 30, T88N, R4W Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2008, Page 2601; also an irregular shaped tract of land located in the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty (30), Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M., lying West of and adjacent to grantee's land, lying Easterly of and adjacent to the public highway for part of its distance commencing at the Northerly end thereof, and lying North and West of the existing fence on grantor's land that extends from the public highway on the Westerly end thereof, thence East to a corner, thence South to the South line of said Section Thirty (30). Said irregular shaped tract of land being more particularly described as follows, to wit: Commencing at the point where the West line of the East twenty four (24) acres of the West one-half (W $\frac{1}{2}$) of the Southwest Quarter

(SW¹/₄) of said Section Thirty (30) intersects the South line of said Section Thirty (30), thence in a Northerly direction along the West line of said East twenty four (24) acres to the point where said line intersects the Easterly line of the public highway, thence in a Southwesterly direction along the Easterly line of said public highway to a point formed by the intersection of the Easterly line of said public highway with a line formed by the Westerly extension of the East-West fence that presently exists on grantor's land, being the Northerly most East-West fence of grantor's land East of the public highway, thence from the point of intersection of said fence line extended with the Easterly line of the public highway in an Easterly direction to the corner of said fence where the same forms an approximate right angle with the North-South fence to the South line of said Section, thence in an Easterly direction along the South line of said Section to the point of beginning, except any portion thereof lying in Sands Subdivision Part Of The SE 1/4 Of The SE 1/4 Of Sec. 25 & Part Of The NE 1/4 Of The NE 1/4 Of Sec. 36 All In T88N, R5W Of The Fifth P.M., & Part Of The SW 1/4 Of The SW 1/4 Of Sec. 30, T88N, R4W Of The Fifth P.M., All In Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 107, and also except any portion thereof lying in Parcel Y Part Of The SW 1/4- SW 1/4 Sec. 30, T88N, R4W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2007, Page 3728, and also except any portion thereof lying in Keith's Second Subdivision A Subdivision Of Part Of The SW 1/4 Of The SE 1/4 And Part Of The SW 1/4 Sec. 30, T88N, R4W Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2008, Page 2601, and also except any portion thereof lying in the following described real estate: That part of the Southwest Quarter (SW¹/₄) of the Southwest Quarter (SW¹/₄) of Section Thirty (30), Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M. described as commencing at the Northwest corner of said Southwest Quarter (SW¹/₄) of the Southwest Quarter (SW¹/₄), thence South two hundred sixty four (264) feet along the West line of said Southwest Quarter (SW¹/₄) of the Southwest Quarter (SW¹/₄) to the point of beginning, thence East five hundred seventy seven and five-tenths (577.5) feet, thence South two hundred sixty four (264) feet, thence West five hundred seventy seven and five-tenths (577.5) feet, thence North two hundred sixty four (264) feet along the West line of said Southwest Quarter (SW¹/₄) of the Southwest Quarter (SW¹/₄) to the point of beginning.

which is to be platted as Keith's Third Subdivision to Delaware County, Iowa.

2. That I am a licensed land surveyor and performed the survey which forms the basis for the Plat of Keith's Third Subdivision. That in connection with the Plat of Keith's Third Subdivision, I also reviewed the records of the Delaware County, Iowa Recorder with respect to the various subdivisions which surround and abut the property to be platted as Keith's Third Subdivision.
3. That the property to be platted constitutes an un-platted area which is completely surrounded by platted subdivisions which have been reviewed and approved by the Delaware

County Auditor in accordance with normal standards and practices and filed for record in the records of Delaware County, Iowa.

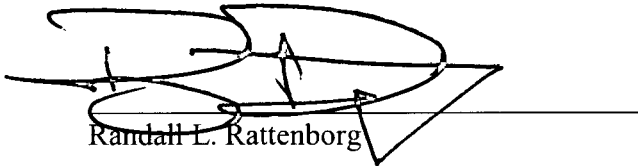
4. That pursuant to the various approvals of the other subdivisions, lots within those subdivisions have been sold and conveyed to purchasers and in some cases the lots have been sold multiple times.

5. That as part of the determination of the northerly boundary of Keith's Third Subdivision, the line was determined in part by the prior platted subdivisions and the meets and bounds description of the survey adjusted accordingly so that there would be no gaps between the existing subdivisions and the new Keith's Third Subdivision.

6. That prior to the preparation of the Plat for Keith's Third Subdivision, the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 30, Township 88 North, Range 4 West had not been located or set by any surveyor. That corner has now been set as shown on the Plat.

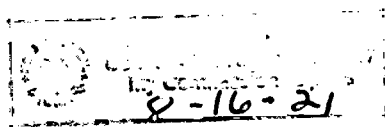
7. That as the result of using the existing subdivision lines to determine the north boundary line of Keith's Third Subdivision the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 30, Township 88 North, Range 4 West is depicted as being North of the previously determined West Quarter corner of Section 30, Township 88 North, Range 4 West and the center of Section 30, Township 88 North, Range 4 West. That the location and the description of the North line of the Subdivision and Lot 1 of the Subdivision as shown by the Plat is true and correct and conforms to the existing ownership of the parcels depicted on the Plat.

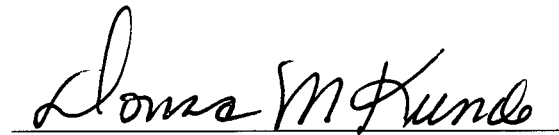
Further this affiant sayeth naught.


Randall L. Rattenborg

STATE OF IOWA, COUNTY OF DELAWARE, ss:

Subscribed and sworn to me by Randall L. Rattenborg, before me this 22nd day of January, 2019.




Notary Public in and for the State of Iowa