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Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA



Form 411186 (06-10)

|                     |               |                |             |       |       |
|---------------------|---------------|----------------|-------------|-------|-------|
| Preparer            | Teresa Turnis | 101 Legin St.  | Manchester  | IA    | 52057 |
|                     | Name          | Street Address | City        | State | Zip   |
| Return Document To: | Teresa Turnis | 101 Legion St. | Manchester, | IA    | 52057 |
|                     | Name          | Street Address | City        | State | Zip   |

**AFFIDAVIT IN LIEU OF SURRENDER OF TITLE  
PURSUANT TO IOWA CODE SECTION 435.26B**

**PART A - OWNER INFORMATION**

Full Legal Name - Owner #1 : Eric Scott Snyder  
First Middle Last  
Residence Address 905 W. Marion St. Manchester Delaware IA 52057  
(Business Address if organization) Address City County State Zip Code  
Mailing Address: 905 W. Marion St. Manchester Delaware IA 52057  
Address City County State Zip Code  
Iowa DL # or Iowa ID # 780yy0391 Tax Identification # 482-88-1438  
(If individual) (If organization)

Full Legal Name - Owner #2: Heather Lee Snyder  
First Middle Last  
Residence Address 905 W. Marion St. Manchester, Delaware 52057  
(Business Address if organization) Address City County State Zip Code  
Mailing Address: 905 W. Marion St. Manchester Delaware IA 52057  
Address City County State Zip Code  
Iowa DL # or Iowa ID # 415VV4229 Tax Identification # 482-90-6426  
(If individual) (If organization)

If there are additional owners, attach a separate page to this affidavit listing the owner information required above.

**PART B - DESCRIPTION OF MANUFACTURED OR MOBILE HOME**

|      |                 |                                                    |
|------|-----------------|----------------------------------------------------|
| 1994 | Commodore Homes | Gt04773AD                                          |
| Year | Make            | Model                                              |
|      |                 | Serial Number (or other unique identifying number) |



**PART C - STATEMENT OF OWNERSHIP, LIENS, ENCUMBRANCES, OR SECURITY INTERESTS**

Owner(s) has/have title or interest in the manufactured or mobile home described in Part B of this affidavit ("the Home") as follows:

Eric S. and Heather L Snyder

Following is a complete listing of the names and addresses of all persons having a lien, encumbrance, or security interest in the Home. If none, so state:

| Name       | Mailing Address (Address, City, State, Zip) | Interest Held |
|------------|---------------------------------------------|---------------|
| Cenlar FSB | 425 Phillips Blvd Ewing, NJ 08618           | Mortgagor     |
|            |                                             |               |
|            |                                             |               |

If there are additional persons that have a lien, encumbrance, or security interest in the Home, attach a separate page to this affidavit listing the name of each person holding the interest, the person's mailing address, and the nature of the interest held.

**PART D - FACTS AFFECTING VALIDITY OF TITLE, LIENS, ENCUMBRANCES OR SECURITY INTERESTS**

Check one of the following:

- ☒ The owner(s) is/are NOT aware of (i) any other claim, lien, or encumbrance affecting the Home, (ii) any facts or information that could reasonably affect the validity of title of the Home or the existence of any security interests in it.
- ☐ The owner(s) is/are aware of (i) other claims, liens, or encumbrances affecting the Home, and/or (ii) facts or information that could reasonably affect the validity of title of the Home or the existence of any security interests in it. (Attach separate explanation).

**PART E - PERSON FROM WHOM PURCHASED OR ACQUIRED**

The owner(s) purchased the Home from the following:

Name: Squaw Creek Village Home Sales, Inc

Address: 6201 Hennessey Pkwy, Marion, Linn Co. IA 52302  
Street City County State Zip Code

Date of purchase/acquisition: 10-03-1995 Location of purchase/acquisition Manchester IA Delaware Co

**PART F - TITLE OPINION**

Attached to this affidavit is a written opinion by an attorney licensed to practice law in this state who has examined the abstract of title of the land upon which the Home is situated. The opinion states the names of the owners and holders of mortgages, liens, or other encumbrances on the land upon which the Home is situated and notes the encumbrances along with any bonds securing the encumbrances. Utility easements shall not be construed to be encumbrances.

**PART G - LOCATION OF MANUFACTURED OR MOBILE HOME**

The Home is located on real property described in the attorney title opinion referenced in Part F and:

1. Is located outside a manufactured home community or mobile home park;
2. Has been converted to real estate by being placed on a permanent foundation;
3. Has been entered on the tax rolls.

THIS PART TO BE ENDORSED BY THE CITY OR COUNTY ASSESSOR:

Danny Lett  
Signature of City or County Assessor

11/12/2021  
Date

DANNY LETT  
Printed Name of City or County Assessor



**PART H – DEPARTMENT OF TRANSPORTATION ENDORSEMENT**

The department has searched its records and certifies (i) there is no record of a certificate of title, (ii) no record of surrender of a certificate of title, (iii) no record of any ownership interest contrary to the ownership interest asserted by the owner(s), (iv) no lien, encumbrance, or security interest contrary to those specified by the owner(s) for the Home.

*Pam Klein*

Signature of Department Representative

Date

*Pam Klein*

Printed Name of Department Representative

**PART I – STATEMENT OF TITLE SEARCH**

After diligently searching for the same, the owner(s) has/have been unable to locate and produce a manufacturer's certificate of origin or a certificate of title for the Home.

Owner(s) has/have no knowledge that a certificate of title has previously been issued or surrendered for the Home.

**PART J – EXECUTION BY OWNERS**

State of Iowa )  
 ) ss:  
County of Delaware )

I (we) the undersigned, being first duly sworn (or affirmed) under oath, state of my (our) personal knowledge that all the preceding information set out in this affidavit is true and correct.

*Eric S. Snyder*

Owner #1

Eric S. Snyder

Printed Name

*Heather Lee Snyder*

Owner #2

Heather Lee Snyder

Printed Name

Additional owners (if applicable):

Signature

Signature

Printed Name

Printed Name

Signed and sworn to (or affirmed) before me on 11-5-, 2021, by Eric S. and Heather Lee Snyder

Eric S. Snyder and Heather Lee Snyder



*Teresa Turnis*

Notary Public

Official Seal:

E.M. CARR 1850-1933  
HUBERT CARR 1877-1967  
E. MICHAEL CARR  
JOHN M. CARR  
STEVEN E. CARR

**CARR & CARR**  
ATTORNEYS AND COUNSELORS AT LAW  
P.O. BOX 333  
MANCHESTER, IOWA 52057-0333

TELEPHONE (563) 927-4164  
FAX (563) 927-5654

November 16, 2021

Thein Phan and Tuyet Le  
c/o Teresa Turnis  
101 Legion Street  
Manchester, IA 52057

Re: Snyder – Phan/Le

Dear Thein and Tuyet:

I have examined the abstract of title to the following described real estate:

Lot Six Hundred Seventeen (617), Manchester, Iowa, according to plat recorded in Book  
I L.D., Pages 284-285

As disclosed by the abstract of title, which is certified to November 8, 2021 at 8:00 A.M. by Delaware County Abstract Company, Inc. merchantable title is found to be in the names of Eric S. Snyder and Heather L. Snyder, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common subject to the following:

1. Entry 29 shows a Mortgage in favor of ABN AMRO Mortgage Group, Inc. executed by Eric Snyder and Heather Snyder, husband and wife securing a sum of \$75,800.00 dated October 15, 2003, filed October 21, 2003 in Book 2003, Page 5084. This mortgage constitutes a lien against the real estate and must be shown released by seller as part of this transaction.

2. Entry 37 shows that real estate taxes for fiscal year 2020-2021 (payable 2021-2022) are half paid with a balance of \$599.00. These taxes must be paid by seller at or prior to closing. 2021-2022 prorated taxes should be paid in accordance with your purchase agreement. There are not unpaid personal property taxes or special assessments shown. The abstract states: "Special Assessments only shown if available on The Iowa State County Treasurer's Association website; refer to the Delaware County Treasurer for information regarding ten year or other multi-year special assessments, including total payments due since those amounts are unavailable on the ISCTA website."

3. Judgment and personal lien searchers have been made against all necessary parties.

4. If a private sewage disposal system serves the property Seller must comply with the Transfer Inspection Law regarding septic systems. The requirements are set forth in the Groundwater Hazard Statement that you will receive as part of this conveyance.

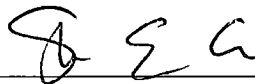
5. Since the following cannot be determined by examination of the abstract, your attention is called to the fact that you are required to take notice of the rights of all persons in possession of the real estate other than the titleholders of record, any facts that would be disclosed by a survey, the exact boundaries of the property, and any restrictions as to building, occupancy or usage contained in applicable zoning or other city ordinances. You should further satisfy yourselves that there have been no recent improvements which could constitute the basis for liens.

6. The abstract does not disclose liens which are not of record. You should ascertain by checking with the county or city whether there are any special assessments which will become a recorded lien on the real estate as a result of any improvements or work completed or scheduled to be undertaken affecting the real estate. Also some cities provide that delinquent sewer, water and garbage fees may be assessed against the real estate served and determination may be made with respect to same by inquiry at the appropriate city office.

7. You should determine whether any solid wastes, hazardous substances, pollutants, above or below ground storage tanks, drainage wells, water wells, landfill sites or other environmentally regulated conditions exist on the property. Such conditions are not ordinarily shown in the abstract but they may result in injunctions, fines, required cleanup or other remedial actions under federal, state or local laws. These laws may impose liens against the property and personal liability against the owner, even though the owner did nothing to create the condition and acquired the property without knowing about it. You should make a careful inspection of the property to determine that such environmental contamination or conditions do not exist.

8. You should further satisfy yourself that there is proper access to the property.

Very truly yours,



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Steven E. Carr

SEC:msw

Enc.