

Recorded: 4/14/2022 at 2:45:20.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 1203

Preparer: Jeremy B. Hahn of Roberts, Eddy, P.C. 2349 Jamestown Ave. Ste. 4, Independence, IA 50644 (319) 334-3704

SCRIVENER'S AFFIDAVIT

STATE OF IOWA)
) SS
BUCHANAN COUNTY)

I, Jeremy B. Hahn of Roberts & Eddy, P.C., being first duly sworn, state the following:

1. That I, Jeremy B. Hahn of Roberts & Eddy, P.C., prepared a Quit Claim Deed conveying property in Delaware County, Iowa from Jeromie D. McDowell, a single person, to Bethany L. McDowell, a single person, recorded as Book 2021 Page 3306 with the Delaware County, Iowa Recorder ("Quit Claim Deed").

2. That a typographical error was made to the legal description within the Quit Claim Deed, and that description was then used in the recorded Quit Claim Deed. The incorrect legal description was as follows:

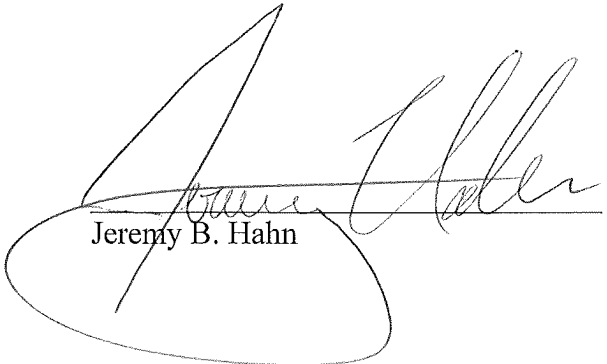
The West Sixty-six (66) feet of the East Two Hundred Seventy-five and two-tenths (275.2) feet of Lot Nine (9), Hawker's First Addition to Manchester, Iowa.

3. The correct legal description within the Quit Claim Deed should be as follows:

Lot Five (5) and the West sixty six (66) feet of the East two hundred seventy five and two-tenths (275.2) feet of Lot Nine (9), Hawker's First Addition to Manchester, Iowa, according to plat recorded in Book 2 Plats, Page 78.

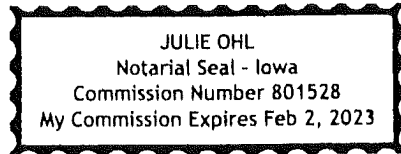
4. I hereby acknowledge, consent and agree that the legal description referenced in Section 2 above is incorrect and the legal description referenced in Section 3 above is the correct legal description for the Quit Claim Deed.

Dated: April 14, 2022.


Jeremy B. Hahn

STATE OF IOWA, COUNTY OF BUCHANAN

This instrument was acknowledged before me on April 14, 2021, by Jeremy B. Hahn.




Notary Public