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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by: Teesha Groen | Key Closing Services, LLC | (515)707-0412 | 10572 Justin Drive, Urbandale, IA 50322

Return to: Same

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA

COUNTY OF POLK

That part of Lot Three (3) of the Subdivision of Lot Eleven (11) of the Subdivision of the Southwest Quarter (SW 1/4) and the South one-half (S 1/2) of the Northwest Quarter (NW 1/4) of Section Twenty-Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book A Plats, Page 47, described as commencing at the Southwest corner of said Lot Three (3), running thence East seventy five (75) feet, thence North one hundred forty five (145) feet, thence West seventy five (75) feet, thence South one hundred forty five (145) feet to the place of beginning..

I, **Teesha Groen**, first being duly sworn upon oath, hereby depose and state to clarify title to the property name herein above, and locally known as **720 East Union St, Manchester, IA 52057**, concerning the titleholder(s), **Lynn Wilson** as follows:

1. At the time of the real estate closing, **Lynn Wilson** executed the Mortgage filed **August 3, 2022** in **Instrument Number Book 2022 Page 2322** of the **Delaware County Recorder's Office**.
2. Said mortgage appears to not disclose the marital status.
3. I have confirmed that **Lynn Willson** was a single person at the time of execution of this mortgage.
4. That this affidavit is given to clear a potential cloud on the chain of title to the above described real estate.

DATED this 5th day of October 2022.

[Signature]
Teesha Groen, Affiant

SUBSCRIBED AND SWORN to before me this 5th day of October 2022.

[Signature]
Notary Public in and for the State of Iowa

