

Recorded: 11/8/2022 at 3:11:26.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3362

Prepared by: George A. Davis, 225 1st Avenue East, P.O. Box 304, Dyersville, Iowa 52040 563-875-9112
Return To: Attorney George Davis, P.O. Box 304, Dyersville, Iowa 52040

AFFIDAVIT REGARDING SCRIVENER'S ERROR

RE: Parcel 'E' Part Of The Northeast Quarter Of The Southwest Fractional Quarter (NE¼ SW
Frl ¼) Of Section Nineteen (19), Township Eighty-Nine (89) North, Range Three (3) West
Of The 5th Principal Meridian, Delaware County, Iowa, according to plat recorded in Book
2004, Page 2901

STATE OF IOWA)
) SS:
COUNTY OF DUBUQUE)

The undersigned, after first being duly sworn on oath, deposes and states as follows:

1. The undersigned was the draft person of a Special Warranty Deed between
Carlyn A. Sellner, a single person to Ronald J. Mensen and Debra S. Mensen, husband and wife
as joint tenants with full rights of survivorship and not as tenants in common, filed for record on
October 5, 2022, in Book 2022, Page 3011, in the Delaware County records.

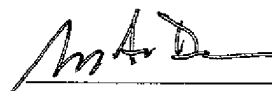
2. The above-stated Special Warranty Deed contained errors in the consummation
paragraph of the Special Warranty Deed. The original Special Warranty Deed stated: "This
deed is given in consummation of the terms of a Real Estate Contract between the parties hereto,
dated August 10, 2004, and filed for record on August 16, 2004, in Book 2004, Page 3049.
Grantor warrants the title against the lawful claims of all persons whomsoever arising on or
before August 10, 2004, and against the lawful claims of all persons claiming by, through or
under me since August 16, 2004."

The consummation paragraph of the Special Warranty Deed should read as follows:
"This deed is given in consummation of the terms of a Real Estate Contract between the parties hereto, dated August 10, 2004, and filed for record on August 11, 2004, in Book 2004, Page 3049. Grantor warrants the title against the lawful claims of all persons whomsoever arising on or before August 10, 2004, and against the lawful claims of all persons claiming by, through or under me since August 10, 2004."

3. That the purpose of this Affidavit is to point out the scrivener's error in the county records.

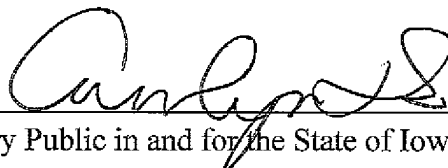
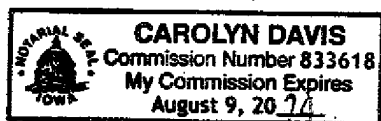
4. This Affidavit is given upon my own personal information and belief.

Signed this 2nd day of November, 2022.



George A. Davis

This record was acknowledged before me on this 2nd day of November, 2022, by George A. Davis.



Notary Public in and for the State of Iowa