



Book 2022 Page 3569

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

AFFIDAVIT EXPLANATORY OF TITLE
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Mark A. Roeder, 119 E. Main St., Manchester, IA 52057-1736; Ph. (563) 927-2782

Taxpayer Information: (name and complete address)

Marilyn Cunningham-Trustee, Gloria E. Noble Revocable Trust, 3313 190th St.,
Masonville, IA 50654

Return Document To: (name and complete address)

Mark A. Roeder, 119 E. Main St., Manchester, IA 52057-1736

Grantors:

Marilyn Cunningham

Grantees:

Gloria E. Noble Revocable Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Book 2022, Page 291

AFFIDAVIT EXPLANATORY OF TITLE

I, Brenda Popham, being first duly sworn or affirmed, depose and state:

1. This Affidavit Explanatory of Title concerns real estate in Delaware County, Iowa described as:

That parcel of Land commencing at the Southeast corner of Lot 2 Block 2, Seward's Addition to Dundee, Iowa, and running North 100 feet, thence West to the West line of Section 27, Township 90 North, Range 6, West of the 5th P.M. in Delaware County, Iowa, thence South along said. line 100 feet thence East to place of beginning.

And the same real estate is also described as:

That parcel of land described as commencing at the Southeast corner of Lot Two (2), Block (2) Seward's Addition to Dundee, Iowa, according to the plat recorded in Book 1 Plats, Pages 109-110, and running thence North one hundred (100) feet, thence West to the West line of Section Twenty Seven (27), Township Ninety (90) North, Range Six (6), West of the Fifth P.M., thence South along said West line one hundred (100) feet, thence East to place of beginning, being all of Lot Two (2) and the South thirty four (34) feet of Lot One (1), Block Two (2) in said Seward's Addition and also being part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section Twenty Seven (27).

2. I am one of two grantors who signed a Court Officer Deed dated January 7, 2022, which was filed January 24, 2022 in Book 2022, Page 291 of the Delaware County Land Records. The other grantor signing the Court Officer Deed was Marilyn Cunningham.

3. The Court Officer Deed contains scrivener's errors below the signature lines where I signed, and where Marilyn Cunningham signed, incorrectly identifying Marilyn Cunningham, and me, as signing the Court Officer Deed as trustees of the Gloria E. Noble Revocable Trust.

4. In the jurat of the same Court Officer Deed, we each are correctly identified as signing the Court Officer Deed in our capacity as "Administrator of the Estate of Julie Ann Noble."

5. I know of my own personal knowledge that Marilyn Cunningham, and I, were appointed to serve as Administrators of the Estate of Julie Ann Noble in Delaware County Case No. 01281 ESPR006359.

6. This Affidavit Explanatory of Title is intended to affirm that with respect to the conflicting information contained within the Court Officer Deed, the jurat in the Court Officer's Deed is correct, and that my signature to the Court Officer Deed recorded in Book 2022, Page 291 was subscribed in my capacity as "Administrator of the Estate of Julie Ann Noble," and not as "Trustee of the Gloria E. Noble Revocable Trust."

Dated this 2 day of December 2022.

Brenda Popham
Brenda Popham, Affiant

STATE OF IOWA, DELAWARE COUNTY) ss:

Signed and sworn to (or affirmed) before me this 2nd day of December 2022 by Brenda Popham.

Mark A. Roeder
Mark A. Roeder, Notary Public

