

Recorded: 3/1/2023 at 9:22:33.0 AM
County Recording Fee: \$7.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$10.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 442

Preparer Information: Erick Skogman, E.I.D.S., 417 1st Avenue SE, Cedar Rapids, IA 52401 (319) 363-8285
Return Document To: Mark J. Bluml and Lori S. Bluml, 902 N. Adams St, Carroll, IA 51401

EXPLANATORY AFFIDAVIT

STATE OF IOWA, COUNTY OF DELAWARE) ss:

RE: Unit 6 and the undivided 9.48% interest in the land and common elements appurtenant to said Unit, in "Franklin Place, a Condominium", according to Declaration Of Submission Of Property to Horizontal Property Regime For Franklin Place, A Condominium, recorded in Book 4 Misc., Page 16; same being located on part of Lots One Hundred Forty Two (142) and One Hundred Forty Three (143), Manchester, Iowa, according to plat recorded in Book H L.D., Pages 186-188

We, Charles G. Ward and Peggy L. Ward, being first duly sworn on oath, depose and state:

1. We are residents of Delaware County, and are personally familiar with the transfer of the property in regards noted above to Mark J. Bluml and Lori S. Bluml.
2. On February 1, 2022 a warranty deed prepared by George A. Davis was executed by grantors, Mary Ann Fangman, a single person, and Charles G. Ward, a single person, to grantees Mark J. Bluml and Lori S. Bluml. Said deed errantly identified Charles G. Ward as a single person.
3. We know of our personal knowledge that at the time of execution Charles G. Ward was married to Peggy L. Ward, and the Grantor was to have read as: "Mary Ann Fangman, a single person, and Charles G. Ward and Peggy L. Ward, husband and wife".
4. This affidavit is intended to remedy the scrivener's error, and to relinquish all spousal rights intended to have transferred with the warranty deed recorded on February 4, 2022 in Book 2022, Page 430 at the Delaware County Recorder.



Charles G. Ward
Charles G. Ward

Peggy L. Ward
Peggy L. Ward

Subscribed and sworn to before me this 28 day of February, 2023 by Charles G. Ward and Peggy L. Ward, husband and wife.

Susan K Meyer
Notary Public - State of Iowa