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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared By & Return to: Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, Iowa 52057 (563) 927-4164

AFFIDAVIT

STATE OF IOWA)
DELAWARE COUNTY) ss.

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

1. I prepared two deeds in connection to a sale of Delaware County real estate to Cynthia L. Blonigan and Richard W. Blonigan. The first was a Warranty Deed recorded November 7, 2007 in Book 2007, Page 3606 and the second was a Quit Claim Deed recorded November 7, 2007 in Book 2007, Page 3607.

2. The Warranty Deed was prepared to convey title to the following described real estate: **Lot Thirty Two (32) of Turtle Creek Camp Replat being part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4), part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4), and part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) all in Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; also being part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4), and part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4), Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 1999, Page 4340.** The Quit Claim Deed was prepared to convey title to all lake frontage running to the middle of the Maquoketa River bed adjacent to said real estate.

3. Consistent with the request to prepare the deed provided by a local realtor, the Warranty Deed conveyed title to Cynthia L. Blonigan and Richard W. Blonigan, wife and husband as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common. However, due to scrivener's error, the Quit Claim Deed failed to convey title to the buyers as joint tenants and instead conveyed title to the buyers as tenants in common.

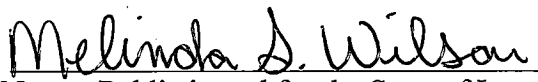
4. As preparer of the Quit Claim Deed for the lake frontage, the undersigned states it should have been conveyed to Cynthia L. Blonigan and Richard W. Blonigan, wife and husband as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common so that both adjoining parcels ended up being held in joint tenancy.

Dated this 22nd day of June, 2023.



Steven E. Carr

Subscribed and sworn to before me by Steven E. Carr dated this 22 day of June, 2023.



Notary Public in and for the State of Iowa

