



Book 2023 Page 1536

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer Information/Return Document To: ^{DM}Jane E. Hanson, 401 E Main St, Manchester, IA
52057, Phone: (563) 927-5920

**AFFIDAVIT REGARDING SCRIVENER'S ERROR IN REAL ESTATE
LOCATED IN DELAWARE COUNTY, IOWA,
DESCRIBED AS FOLLOWS:**

Lot Two (2) of Petlon's River Subdivision of part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section Fourteen (14), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, Delaware County, Iowa, according to the plat recorded in Book 6 Plats, Page 43, and plat recorded in Book 1999, Page 1573, except Parcel 2018-49, Part of Lot 2 of Petlon's River Subdivision; in the SE ¼ - SE ¼ of Section 14, T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2018, Page 1649; also all lake frontage running to the waterfront and at right angles to the middle of Lake Delhi in respect to said Lot Two (2); also Parcel 2018-51, Part of Parcel A in Lot 10 of Petlon's River Subdivision; in the SE ¼ - SE ¼ of Section 14, T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2018, Page 1649

State of Iowa, County of Delaware SS.

I, Jane E. Hanson, Attorney at Law, being first duly sworn or affirmed do hereby depose and state of my personal knowledge that:

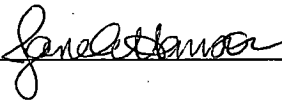
1. I prepared a warranty deed from Joel Richard Eckman and Judith Osborn Eckman to Steven J. Sheppard and Mary K. Sheppard, filed on May 16, 2022 in Book 2022, Page 1549 of the Delaware County Records.

2. The deed used the following legal description:

Lot Two (2) of Petlon's River Subdivision of part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section Fourteen (14), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, Delaware County, Iowa, according to the plat recorded in Book 6 Plats, Page 43, and plat

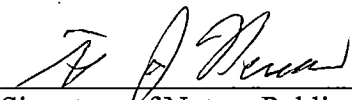
recorded in Book 1999, Page 1573, except Parcel 2018-49, *Part of Lot 4 of Petlon's River Subdivision*; in the SE 1/4 - SE 1/4 of Section 14, T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2018, Page 1649; also all lake frontage running to the waterfront and at right angles to the middle of Lake Delhi in respect to said Lot Two (2); also Parcel 2018-51, Part of Parcel A in Lot 10 of Petlon's River Subdivision; in the SE 1/4 - SE 1/4 of Section 14, T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2018, Page 1649

3. This deed contains a scrivener's error in that "Part of Lot 4 of Petlon's River Subdivision" should read "Part of Lot 2 of Petlon's River Subdivision" or as described in the caption above.



Jane E. Hanson

Signed and sworn to (or affirmed) before me on July 6, 2023, by Jane E. Hanson.



Signature of Notary Public

