

Recorded: 9/19/2023 at 10:18:09.0 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: 2332

Preparer Info/Return to: Scott M. O'Shea, O'Shea & O'Shea, PC, 1007 Longfellow Drive, Hiawatha, IA 52233

AFFIDAVIT OF SCRIVENOR ERROR

STATE OF IOWA, COUNTY OF LINN, ss:

I, Christopher M. O'Shea, being first duly sworn (or affirmed) under oath, state as follows:

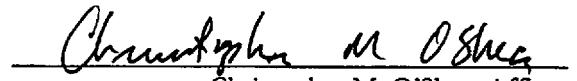
1. This affidavit is made of my own personal knowledge.
2. On behalf of O'Shea & O'Shea, PC, I handled the closing on September 15, 2023 for New American Funding, lender, and Kendra Stanton and Paul Pratt, borrowers, for the following described property:

See Exhibit A

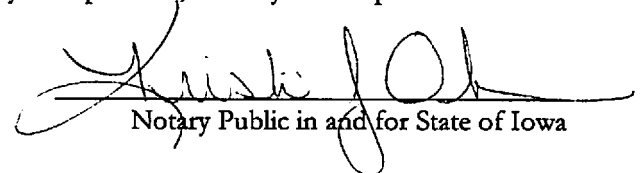
(locally known as 716 E. Main Street, Manchester, IA 52057)

3. Pursuant to the closing, a deed was recorded on September 15, 2023, in Book 2023, Page 2285 in the Delaware County, Iowa Recorder's Office, wherein the grantees Kendra Stanton and Paul Pratt's marital status was erroneously stated as husband and wife (hereinafter "Deed").
4. I hereby affirmatively state the marital status, for the grantees should have been Kendra Pratt, a single person and Paul Pratt, a single person.
5. This affidavit is given to correct the scrivener's error contained in the acknowledgment to the deed, and hereby clear any title objection hereafter.

Date: September 15, 2023


Christopher M. O'Shea, Affiant

Signed and sworn to (or affirmed) before me on this 15th day of September, 2023 by Christopher M. O'Shea.


Notary Public in and for State of Iowa

