

Recorded: 12/6/2023 at 8:18:05.0 AM
County Recording Fee: \$7.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$10.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 3045

Preparer: James T. Peters, P.O. Box 774, Independence, IA 50644; (319)334-9992

AFFIDAVIT EXPLANATORY OF TITLE

I, the undersigned, hereby state under oath as follows:

1. That I am well and personally acquainted with transactions involving the following-described property:

The West One-half (W ½) of the West one-half (W ½) of the North one-half (N ½) of Lot Thirteen (13), Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I L.D., Page 245, except the East five (5.0) feet thereof used for driveway purposes.

AND

The East five (5.0) feet of the West one-half (W ½) of the West one-half (W ½) of the North one-half (N ½) of Lot Thirteen (13), Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I L.D., Page 245.

2. That I drafted the Fence Agreement that was recorded in the office of the Delaware County Recorder on June 9, 2006, in Book 2006, Page 2075.
3. That in drafting said Fence Agreement I made a scrivener's error as follow:

ERRONEOUS PROVISION

"AND WHEREAS, the said fence to be on the West property line of the party of the first part; East property line of the party of the second part;"

4. That the reference to East and West property lines was incorrect and should state as follows"

CORRECTED PROVISION

"AND WHEREAS, the said fence to be on the **East** property line of the party of the first part; **West** property line of the party of the second part;"

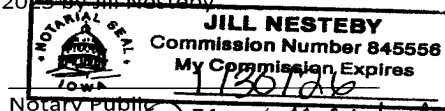
5. This affidavit is based upon my personal knowledge and experience for the purpose of clarifying the placement of the fence as anticipated by the above-described Fence Agreement.



Laura Thomas
Laura Thomas, Affiant

STATE OF IOWA, COUNTY OF DELAWARE, SS:

This instrument was acknowledged before me on December 5, 2023 by Jill Nestoby.



Jill Nestoby