

Recorded: 12/15/2023 at 9:36:00.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 3135

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:

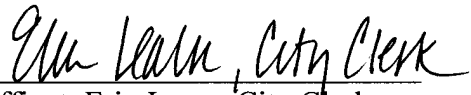
1. That I am well and personally acquainted with transactions involving the property subject to the Resolution Assenting to Annexation dated October 26, 2023, and filed in the office of the Delaware County Recorder on October 27, 2023 in BK 2023 at PG: 2677.
2. The Resolution includes a Plat identifying the area to be annexed to the City of Manchester, Iowa.
3. The description of the property identified by the plat as set forth in paragraph 1 of the Resolution contains a scrivener's error referencing the "NE ¼ - SE ¼" instead of "NE ¼ - SW ¼". An accurate and complete description of the platted property is set forth below:

Lots 4, 5, 6, and the West 15 feet of Lot 2 of Houlihan Ag Subdivision in the Southeast Quarter of the Southwest Quarter Section 31, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa according to the plat recorded in Book 2019, Page 348; **AND: Lot 7 of Houlihan Ag Subdivision** in the Southeast Quarter of the Southwest Quarter Section 31, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa according to the plat recorded in Book 2019, Page 348, **EXCEPT** that portion described as follows: **BEGINNING** at the Southwest Corner of said Lot 7; **THENCE** along the Westerly Line of said Lot 7, North 00° 11' 08" East, 206.63 feet; **THENCE** South 87° 44' 22" East, 290.08 feet to the Easterly Line of said Lot 7; **THENCE** along the Easterly Line of said Lot 7, South 00° 25' 27" East, 196.00 feet to the Southerly Line of said Lot 7; **THENCE** along the Southerly Line of said Lot 7, North 89° 50' 29" West, 291.98 feet to the **POINT OF BEGINNING**; **AND:** That portion of the Northeast Quarter of the Southwest Quarter of Section 31, Township 89 North, Range 5 West of the 5th P.M. described as follows: **BEGINNING** at the Southwest Corner of the NE 1/4 - SW 1/4 of Section 31, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, being the Northwest Corner of Houlihan Ag

Subdivision, as recorded in Book 2019, Page 348; **THENCE** along the westerly Line of the NE 1/4 - SW 1/4 of said Section 31, North 00° 11' 09" East, 180.00 feet; **THENCE** North 76° 47' 36" East, 410.00 feet; **THENCE** South 87° 06' 17" East, 272.00 feet; **THENCE** South 85° 44' 05" East, 460.00 feet to the Westerly Line of Iowa State Highway #13; **THENCE** along the Westerly Line of Iowa State Highway #13, South 08° 02' 42" West, 222.00 feet to the Southerly Line of the NE 1/4 - SW 1/4 of said Section 31, being the Northerly line of said Houlihan Ag Subdivision; **THENCE** along the Southerly Line of the NE 1/4 - SW 1/4 of said Section 31, being the Northerly line of said Houlihan Ag Subdivision, South 89° 41' 32" West, 1099.07 feet to the **POINT OF BEGINNING**; (To be known as Lot 8 of Houlihan Ag Subdivision #2); Delaware County, Iowa.

4. This affidavit is filed from my personal knowledge and experience for the purpose of clarifying the status of title to the above-described property.




Affiant: Erin Learn, City Clerk
City of Manchester, Iowa

STATE OF IOWA, COUNTY OF DELAWARE, SS:

This instrument was acknowledged before me on December 15, 2023, by Erin Learn, City Clerk of the City of Manchester, Iowa.


Notary Public

