

Recorded: 1/9/2024 at 10:43:32.0 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: 2024 PG: 76

Prepared by/Return to: Casey Rigdon  
Bradley & Riley PC

P.O. Box 2804  
Cedar Rapids, IA 52406-2804 FAX (319) 363-9824  
(319) 363-0101

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Address tax statement: Mitchell and Allison Jensen, 3107 326<sup>th</sup> Street, Hopkinton, IA 52237

**A F F I D A V I T E X P L A N A T O R Y O F T I T L E**

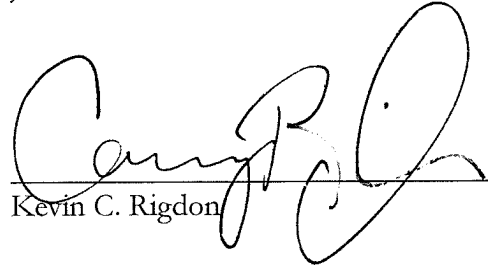
RE: LOTS SEVEN (7), EIGHT (8) AND NINE (9), TEN (10), ELEVEN (11) AND TWELVE (12), AND THE SOUTH THIRTY TWO (32) FEET OF LOT FOUR (4), SHERWOOD & CUMMINGS' ADDITION TO SAND SPRING, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 1 L.D., PAGE 300.

I, Kevin C. Rigdon, being first duly sworn on oath do depose and state:

1. I am a private practicing attorney with my principal place of business located at 2007 1<sup>st</sup> Avenue SE, Cedar Rapids, Iowa 52406.
2. That in the chain of title to the above-described real estate, the legal description deviates from the Plat filed for record on January 25, 1859.
3. Specifically, a deed recorded on March 25, 2020 at Book 2020 and Page 794 appears to reference the transferred property as being in "Sherwood & Cummings' Addition to Sand Springs, Iowa".
4. The correct name of the town as referenced in the Plat, is Sand Spring.
5. Wherever in the record chain of title the legal description to the above described property is referred to as "LOTS SEVEN (7), EIGHT (8) AND NINE (9), TEN (10), ELEVEN (11) AND TWELVE (12), AND THE SOUTH THIRTY TWO (32) FEET OF LOT FOUR (4), SHERWOOD & CUMMINGS' ADDITION TO SAND SPRING, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 1 L.D., PAGE 300.", it should be known as one and the same as "LOTS SEVEN (7), EIGHT (8) AND NINE (9), TEN (10), ELEVEN (11) AND TWELVE (12), AND THE SOUTH THIRTY TWO (32) FEET OF LOT FOUR (4),

SHERWOOD & CUMMINGS' ADDITION TO SAND SPRINGS, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 1 L.D., PAGE 300."

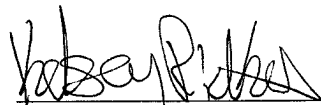
Dated: December 22, 2023

  
\_\_\_\_\_  
Kevin C. Rigdon

STATE OF IOWA, COUNTY OF LINN ss:

This instrument was acknowledged before me on this 22nd day of December, 2023, by Kevin C. Rigdon.



  
\_\_\_\_\_  
Notary Public in and for said State  
(print name) Kelsey Rickels