

Recorded: 2/9/2024 at 8:05:16.0 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: 2024 PG: 305

INSTRUMENT PREPARED BY AND RETURN TO:	Matthew E. Laughlin, 215 10th Street, Suite 1300, Des Moines, IA 50309 (AT0004515); Telephone (515) 288-2500
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AFFIDAVIT EXPLANATORY OF TITLE

RE: The East Fifty (50.0) feet of the West One Hundred Three (103.0) feet of the North Sixty (60.0) feet of Lot Sixteen (16) of Burrington's Addition to Manchester, Iowa, according to Plat Recorded in Book I L.D., Page 245

Locally known as: 105 Gay St., Manchester, Iowa 52057

STATE OF IOWA, Polk COUNTY) ss

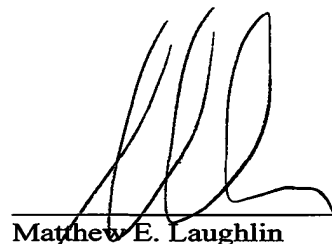
I, Matthew E. Laughlin, state that I am a practicing attorney in the State of Iowa and being first duly sworn upon oath, and having personal knowledge of the following, states:

1. On January 31, 2024, the Warranty Deed to Federal National Mortgage Association was inadvertently recorded prior to the Sheriff's Deed recorded on January 31, 2024, in Book 2024, Page 242, records of the Delaware County Recorder's Office.


2. The Warranty Deed to Federal National Mortgage Association was re-recorded on February 6, 2024, in Book 2024, Page 293, records of the Delaware County Recorder's Office to correct the chain of title.

3. This Affidavit is being filed pursuant to Iowa Code section 558.8 as explanatory of title to the Property.

Further, the affiant sayeth not.


Matthew E. Laughlin

Subscribed and sworn to before me by Matthew E. Laughlin on this 6th day of February 2024.


Notary Public in and for said State

Signed this 6th day of February 2024.

