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Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

PREPARED BY AND RETURN TO:

Jeremiah W. White, Elwood, O'Donohoe, Braun & White, P.O. Box 475, West Union, IA 52175 (563) 422-5631

### AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA, COUNTY OF FAYETTE, ss:

I, Jeremiah W. White, being first duly sworn on oath, depose and state that I am an attorney-at-law licensed to practice within the State of Iowa with my principal place of business in the City of West Union, Fayette County, Iowa; I am the attorney for Fidelity Bank and Trust, Oelwein, Iowa, who recorded a mortgage for Adam Bradley Kruger and Andrea Lee Kruger, Joint Tenants. The mortgage was executed on September 22, 2023, which was recorded on October 16, 2023, in Book 2023 at Page 2571, in the office of the Delaware County Recorder, on the following described property in Delaware County, Iowa to-wit:

LOT THREE (3) OF PETLON'S RIVER SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF THE SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF SECTION FOURTEEN (14), TOWNSHIP EIGHTY EIGHT (88) NORTH, RANGE FIVE (5), WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 6 PLATS, PAGE 43; ALSO ALL LAKE FRONTAGE RUNNING TO THE WATERFRONT AND AT RIGHT ANGLES TO THE MIDDLE OF LAKE DELHI IN RESPECT TO LOT THREE (3); ALSO PARCEL 2018-52, PART OF PARCEL A IN LOT 10 OF PETLON'S RIVER SUBDIVISION; IN THE SE  $\frac{1}{4}$  - SE  $\frac{1}{4}$  OF SECTION 14, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA ACCORDING TO PLAT RECORDED IN BOOK 2018, PAGE 1649

The mortgage noted above, used an unsatisfactory marital status recitation for the mortgagors, and the following is the correct marital recitation, to-wit:

Adam Bradley Kruger and Andrea Lee Kruger at the date of execution and recording of the above mentioned mortgage are husband and wife.

This affidavit is made explanatory of title pursuant to Section 558.8,



JEREMIAH W. WHITE

Sworn to and subscribed before me, a Notary Public in and for said State, this 17<sup>th</sup> day  
of April, 2024.



NOTARY PUBLIC, in and for the State of Iowa