



Book 2024 Page 2074

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**STATEMENT OF COMPLIANCE re: AFFIDAVIT IN LIEU OF SURRENDER OF
TITLE FOR MANUFACTURED OR MOBILE HOME
Pursuant to Iowa Code 435.26B**

Preparer Information:

Jenny Eschen
Delaware County Treasurer
301 East Main St.
Manchester, IA 52057

Taxpayer Information:

Devin Lawson
909 W Marion St
Manchester IA 52057

Return Address

Devin Lawson
909 W Marion St
Manchester IA 52057

Grantors:

Devin Lawson

Grantees:

Delaware County Treasurer

AFFIDAVIT IN LIEU OF SURRENDER OF TITLE FOR MANUFACTURED OR MOBILE HOME

EXPLANATION / INSTRUCTIONS

1. This affidavit is authorized by Iowa Code 435.26B and may be used to effectuate a surrender of certificate of title for a manufactured or mobile home if an Iowa title has never been issued or was issued and has been surrendered previously.
2. A preparer (lawyer or agent) may assist with the document and should be noted below.
3. Part J (Execution by Owners) must be notarized. Therefore, this form must be signed as an original by all signatories at each step of the process.
4. When Parts A through H are complete, submit with all required attachments to Iowa DOT with payment of \$5.00 as per Administrative Rule 761.400.40(3). For questions regarding this form contact vehicle.recordpolicy@iowadot.us.

Please mail to:
 Systems and Administration Bureau
 Iowa Department of Transportation
 P.O. Box 9204
 Des Moines, IA 50306-9204

OPTIONAL - Complete only if a preparer assisted with the document			
Preparer Name	Preparer's Agency/Position		
Address	City	State	ZIP Code
E-mail*		Phone	
Return Completed Affidavit to:			

* E-mail and phone are not required and will only be used for questions about this transaction; this information will not be retained.

PART A - OWNER/ APPLICANT INFORMATION			
Owner No.1 Full Name or Business/Organization Name <i>Jeffery J Hermser</i>		County of Residence <i>Delaware</i>	
Iowa Driver License number OR Iowa ID Card number OR Social Security Number OR FEIN if business <i>330 WW 1726</i>			
Address <i>909 W. Marion St</i>	City <i>Manchester</i>	State <i>IA</i>	ZIP Code <i>52057</i>
E-mail* <i>j.j.hermser@yahoo.com</i>		Phone <i>319-929-4918</i>	
Owner No.2 Full Name or Business/Organization Name			
Iowa Driver License number OR Iowa ID Card number OR Social Security Number OR FEIN if business			
Address	City	State	ZIP Code

* E-mail and phone are not required and will only be used for questions about this transaction; this information will not be retained
 Please attach a separate page if necessary for additional owners.

PART B - DESCRIPTION OF MANUFACTURED OR MOBILE HOME (THE "HOME")			
Year <i>1994</i>	Make <i>Commodore</i>	Model <i>EE130A</i>	VIN or Serial Number* <i>GT-04528 AB</i>

* If VIN or Serial number is unknown or uncertain, submit a photo of identification plate with as much information as possible.

PART C - STATEMENT OF OWNERSHIP, LIENS, ENCUMBRANCES OR SECURITY INTERESTS

Owner(s) has/have title or interest in the Home as follows:

Jeffery J. Hermson - Sole owner

Indicate and detail persons or organizations that have a lien, encumbrance or security interest in the home:

None One Two Three

Name	Address, City, State, ZIP Code	Type of Interest

Attach pages if necessary for additional explanation or statement of liens, encumbrances or security interests.

PART D - FACTS AFFECTING VALIDITY OF TITLE, LIENS, OR ENCUMBRANCES

Check one of the following:

- The owner(s) is/are NOT aware of (i) any other claim, lien, or encumbrance affecting the Home, (ii) any facts or information that could reasonably affect the validity of title to the home or the existence of any security interests in it.
- The owner(s) is/are aware of (i) another claim, lien, or encumbrance affecting the Home, and/or (ii) any facts or information that could reasonably affect the validity of title to the home or the existence of any security interests in it. Attach separate explanation.

PART E - RECORD OF PURCHASE / ACQUISITION

The current owner purchased / acquired the Home from the following (full name or business / organization name)

Squaw Creek Mobile Homes

Address <i>6201 Hennessey Pkwy</i>	City <i>Marion</i>	State <i>IA</i>	ZIP Code <i>52302</i>
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How was the Home acquired (purchase, inheritance, etc.) <i>purchase</i>	Date of Acquisition (approximate if needed) <i>1995</i>
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PART F - TITLE OPINION

This affidavit requires a written opinion by an attorney licensed to practice law in Iowa who has examined the abstract of title on the land upon which the Home is situated. The opinion states the names of the owners and holders of mortgages, liens or other encumbrances on the land upon which the Home is situated and notes the encumbrances along with any bonds securing the encumbrances. Utility assessments shall not be construed to be encumbrances.

Title opinion attached

PART G - CITY/ COUNTY ENDORSEMENT OF LOCATION

The Home is located on real property described in the attorney title opinion (Part F) and all the following apply:

1. The Home is located outside a manufactured home community or mobile home park; and
2. The Home has been converted to real estate by being placed on a permanent foundation; and
3. The Home has been entered on the tax rolls

Endorsed by City or County Assessor

Full Name <i>Andrea Schmidt</i>	Title / Jurisdiction <i>Chief Deputy Assessor/Delaware</i>
Signature <i>Andrea Schmidt</i>	Date <i>8/26/2024</i>

PART H - STATEMENT OF TITLE SEARCH BY OWNER(S)

After diligently searching for the same, the owner(s) has/have been unable to locate and produce a manufacturer's certificate of origin or a certificate of title for the Home.

Owner(s) has/have no knowledge that a certificate of title has previously been issued or surrendered for the Home.

PART I - DEPARTMENT OF TRANSPORTATION ENDORSEMENT AND RECEIPT OF PAYMENT

The department has searched its records and endorses this affidavit to certify (i) there is no record of a certificate of title having ever been issued or (ii) no record of a certificate of title that was issued and has not been surrendered. Furthermore, the department has found no record of any ownership interest contrary to the ownership interested asserted by the owner(s) and no lien, encumbrance, or security interest contrary to those specified by the owner(s) for the Home.

OR

The department has searched its records and is unable to endorse this affidavit for the following reason(s):

The owner(s) and/or the preparer has/have paid the \$5.00 fee required by Administrative Rule 761.400.40(3) for the review of this affidavit.

Full Name <i>Jenny Eschen</i>	Title <i>Treasurer</i>
Signature (only if endorsing the affidavit) <i>Jenny Eschen</i>	Date <i>8.26.24</i>

PART J - DEPARTMENT OF TRANSPORTATION ENDORSEMENT AND RECEIPT OF PAYMENT

I (we) the undersigned, being first duly sworn (or affirmed) under oath, state of my (our) personal knowledge that all the preceding information set out in this affidavit is true and correct.

Jeffery J. Hermsen
Owner No. 1 Printed Name

Owner No. 2 Printed Name

Jeffery J. Hermsen
Signature

Signature

Additional Owner Printed Name

Additional Owner Printed Name

Signature

Signature

For witnessing or attesting signature:

State of Iowa

County of Delaware

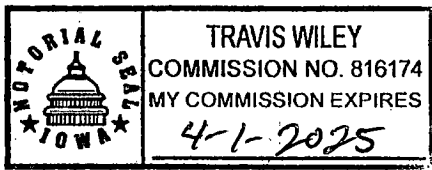
Signed (or attested) before me on

Date 8-23-24

Name of Notary Travis Wiley

Signature of Notary [Handwritten Signature]

Official Seal



Brianna J. Reynolds Law Office, P.L.C.

Attorney and Counselor at Law

2252 Blairs Ferry Rd.
Hiawatha, IA 52233

Phone (319) 651-5871
breynolds@iabar.org

August 21, 2024

Mr. Daniel Hillers
Flat Branch Mortgage, Inc.
204 Corporate Lake Dr.
Columbia, MO 65203

RE: **Devin Lawson** Preliminary Title Opinion
909 W Marion Street, Manchester, IA 52057

Dear Mr. Hillers:

I have this date examined an Abstract of Title containing entries 1-46 (I), 1-4 (II) and 1-88 (III) for the following described real estate situated in Delaware County, Iowa, to-wit:

Lot Six Hundred Sixteen (616), Manchester, Iowa, according to plat recorded in Book I, L.D., Page 284

Subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa,

and from such examination I am of the opinion that said abstract shows good and merchantable title to the above-described premises to be in:

Jeffery Joe Hermsen a/k/a Jeffrey J. Hermsen a/k/a Jeffery J. Hermsen by virtue of Warranty Deed from Squaw Creek Village Hom Sales, Inc., dated August 8, 1995, filed August 18, 1995 in Book 54, T.L.D., Page 305, and by virtue of Corporate Warranty Deed from Squaw Creek Village Home Sales, Inc., dated August 8, 1995, filed January 16, 1996 in Book 55 at Page 27, and by virtue of Quit Claim Deed from Jodi Ann Branning f/k/a Jodi Ann Hermsen, dated June 1, 2000, filed June 5, 2000 in Book 2000 at Page 1698, all in the Delaware County, Iowa Recorder's Office.

FREE and CLEAR of all liens and encumbrances except the following:

Taxes:

1. The Abstract of Title reveals that the current real estate taxes due in September 2024 and March 2025 are \$690.00 per installment, with the first installment unpaid and the second installment unpaid (Parcel No. 630321004000).

Note of Abstracters: Abstracters do not certify to Special Assessments until they have been certified by the County Treasurer's Office.

Plat:

2. Entry 56 of the Abstract of Title reveals the Plat of Manchester filed April 8, 1858 in Book I, L.D., Page 284 in the Delaware County, Iowa Recorder's Office, including all easements, building setbacks, restrictions, reservations, and/or notations. It is recommended you review said Plat(s) and all accompanying documents to determine the effect, if any, they may have on your use of the property.

Personal Lien Certificate:

3. No personal lien certificate is included in the Abstract of Title. If there are preexisting judgments against the purchaser, a mortgage will have priority over the same as long as the mortgage is a purchase money mortgage lien as defined by §654.12B of the Iowa Code.

Mechanic's Lien(s):

4. The Abstract of Title includes a search of the Iowa Secretary of State's Mechanics' Notice and Lien Registry for PreLien Notices and Mechanic Lien(s) only, with none found. It is recommended you conduct a full search prior to closing. However, you are put on notice of possible mechanic's liens in favor of those who have done work or furnished material on the above-described premises.

Zoning/Ordinances:

5. The property under examination is subject to the laws, rules, regulations and zones imposed by various governmental authorities having jurisdiction. It is recommended you review all laws, rules, regulations and zones imposed in order to determine the effect, if any, these may have on the use of the above-described property.

Miscellaneous:

6. The property is subject to the laws, rules, regulations and zones imposed by governmental authorities having jurisdiction; various cities provide that delinquent sewer, water and garbage fees may be assessed against the real estate served, and inquiry may be made at the respective City Halls; and the property is also subject to Public Highways. You should also take note that if the property has a private sewage disposal system, a qualifying inspection and remedial actions must be completed prior to transfer.

7. The Abstract of Title is last certified to 8:00 a.m. on August 14, 2024 by Title Services Corporation. It is recommended you conduct a search to the date and time of closing.

I express no opinion as to whether or not the property under examination is within a flood plain. This should be ascertained from the appropriate federal, county, state or city officiating and the Iowa Natural Resource Council. If the property is within a flood plain, it will affect, among

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other matters: the ability to obtain a building permit, the use of the property, the ability to obtain financings, and/or insurance rates.

This opinion is made expressly subject to any rights or claims of parties in possession of the premises not shown of record; to defects of title, if any, which may be disclosed by an accurate survey of the premises; to any improvements made or contracted for upon which mechanic's liens could be based within ninety days prior to the date of transfer of the premises; to the presence of solid waste, radioactive waste, hazardous waste or hazardous substances, including those substances defined to be hazardous in Chapter 42, United States Code Section 9601(14) and Chapter 455B of the 2013 Code of Iowa; and to any special assessments still unconfirmed, all these being matters not shown in the abstract and requiring independent knowledge or information on your part.

Sincerely,

BRIANNA J. REYNOLDS LAW OFFICE, P.L.C.

A handwritten signature in cursive script, appearing to read "Brianna J. Reynolds".

Brianna J. Reynolds
Iowa Title Guaranty #10581