

Recorded: 10/11/2024 at 8:50:11.0 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: 2561

Prepared by/Return to: Daniel W. Willems, 641 40<sup>th</sup> St. S.E., Cedar Rapids, IA 52403 PH 319 366 0811  
Grantor: Gary Reeder  
Grantee: Arnold Merkes

**AFFIDAVIT EXPLANATORY OF TITLE**

State of Iowa, County of Delaware

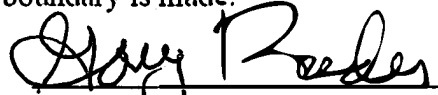
I, Gary Reeder, provide this affidavit to clarify and explain the title to property located in Delaware County and described as:

That part of Lot Fourteen (14) of the Subdivision of the North one-half (N $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) and the South one-half (S $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 6, described as commencing at a point one hundred twenty three and five-tenths (123.5) feet North of the Southwest corner of Lot Fifteen (15) of said Subdivision, said point being on the East line of Franklin Street in the City of Manchester, Iowa, and running thence North along the East line of said Franklin Street to the Southwest corner of Lot Thirteen (13) of said Subdivision, thence East two hundred twenty (220.0) feet, thence South ninety one and one-third (91  $\frac{1}{3}$ ) feet, thence West twenty eight (28.0) feet, thence South thirty (30.0) feet, thence West twenty (20.0) feet, thence South to a point one hundred twenty (120.0) feet North of the North line of Prospect Street, thence West forty (40.0) feet, thence North to a point one hundred thirty two (132.0) feet East of point of beginning, thence West to the point of beginning, except the North fifty nine (59.0) feet thereof

- 1) I am an abstractor serving Delaware county. I am familiar with the title history of this property and have prepared an abstract for this property.
- 2) **Varying Legal Descriptions:** The legal description shown above should be used in place of the legal description used in the Real Estate Contract filed 8/7/1967 in Book 86 L.D. page 255 and in the deed consummating the contract filed 8/4/1983 in Book 113 L.D. at page 252. The legal description in these instruments includes

land south of the southern border which is excluded by referencing land transferred in three deeds.

- 3) The legal description provided herein incorporates the changes in the boundary created by the 3 deeds. Therefore, it is the current legal description and should be used until any future change in the boundary is made.

  
Gary Reeder

Signed this 8 day of October, 2024, by the person known to me to be Gary Reeder.

  
Notary Public in and for the State of Iowa

