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Document 2024 2944 Type 06 010 Pages 7
Date 11/21/2024 Time 2:07:24PM
Rec Amt \$.00

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:

Jeffrey S. Phillips or Kari J. Phillips
23113 265th St.
Delhi, IA 52223

Return Address

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

Grantors:

Jeffrey S. Phillips & Kari J. Phillips

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 Jeffrey S. Phillips		County of Residence Delaware	
Iowa Driver License number OR Iowa ID Card number OR Social Security Number OR FEIN if business 485-94-7468			
Address 23113 265th Street		City Delhi	State ZIP Code IA 52223
E-mail* JKwild@yahoo.com		Phone 563-939-6268	
Owner No.2 Full Name or Business/Organization Name Kari Phillips			
Iowa Driver License number OR Iowa ID Card number OR Social Security Number OR FEIN if business 479-94-0313			
Address 23113 265th St.		City Delhi	State ZIP Code IA 52223

* 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 1984	Make WEST	Model MP	VIN or Serial Number* 1710K
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* 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:

Jeffrey S Phillips and Kari Jo Phillips-JTWROS

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
<i>Community Savings Bank</i>	<i>101 E Union St. Edgewood, IA 52042</i>	<i>Mortgage</i>

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)

Jarret Winger & Kimberly Winger

Address	City	State	ZIP Code
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How was the Home acquired (purchase, inheritance, etc.)	Date of Acquisition (approximate if needed)
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*Purchase - Warranty Deed**1-8-2021***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>Danny Lett</i>	Title / Jurisdiction <i>County Assessor</i>
Signature <i>Danny Lett</i>	Date <i>11/21/2024</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 interest 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>11.21.24</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.

Jeffrey S. Phillips
Owner No. 1 Printed Name

Kari Jo Phillips
Owner No. 2 Printed Name

Jeffrey S. Phillips
Signature

Kari Jo Phillips
Signature

Additional Owner Printed Name

Additional Owner Printed Name

Signature

Signature

For witnessing or attesting signature:

State of Iowa

County of Delaware

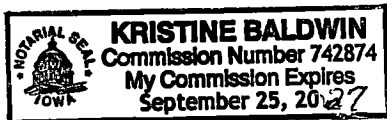
Signed (or attested) before me on

Date 11-20-2024

Name of Notary Kristine Baldwin

Signature of Notary Kristine Baldwin

Official Seal



ACKLEY, KOPECKY & KINGERY LLP

ATTORNEYS AT LAW

Warren C. Ackley (1918-1989)
Eugene J. Kopecky (Of Counsel)
Gregory D. Kingery (Of Counsel)
Karen A. Volz (Of Counsel)
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Daniel L. Seufferlein
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November 15, 2024

GreenState Credit Union

Re: Walker Bormann and Jalyynn Bormann

Dear Madam or Sir:

We have examined the abstract of title to

Lot Four (4) of First's Second Addition in
SW 1/4 - NW 1/4, Section 29 - T88N - R4W
Delaware County, Iowa, according to plat
recorded in Book 5 Plats, Page 152,

consisting of 57 Entries and being certified by Delaware County
Abstract Company, Inc. to November 1, 2024 at 8 a.m. It is our
opinion that merchantable title, as disclosed by the abstract,
rests in

Jeffrey S. Phillips and Kari Jo Phillips, husband and
wife, by virtue of Deed filed January 8, 2021 in Book
2021 at Page 122,

subject to the following matters:

1. Your attention is directed to the following matters
which affect or may affect the use and enjoyment of the property
and concerning which you may wish to make further investigation:
Entry 7 (Plat and Plat Easements of First's Second Addition
filed in Delaware County, Iowa, Recorder's Office on October 5,
1987 in Book 5, Plats, at page 152, including easements,
building setbacks restrictions, reservations and notations);
Entry 8 (Easement filed July 7, 1988 in Book 2, Misc., at page
194).

2. The Mortgage at Entry 51 by the present titleholders
to Community Savings Bank dated August 28, 2024 and filed for
record in the office of the Delaware County, Iowa, Recorder on
September 3, 2024 in Book 2024 at page 2142 is a lien against
the property until released of record.

3. Entry 56 reveals that the general taxes due September 30, 2024 in the amount of \$1,021.00 are paid; and the general taxes due March 31, 2025 in the amount of \$1,021.00 are unpaid.

4. No Personal Lien Certificate accompanies this abstract. If there are preexisting judgments against the purchaser, your mortgage will have priority over the same as long as the mortgage is a purchase money mortgage lien as defined in §654.12B of the Iowa Code.

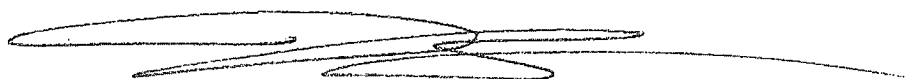
5. The title should be examined from November 1, 2024 at 8 a.m. to the date and hour of the closing.

This opinion is made expressly subject to easements that may be evident by usage; any rights or claims of parties in possession not shown of record; to defects of title, if any, which may be disclosed by an accurate survey of premises; to possible mechanic's liens not shown of record and which may have priority over any deed or mortgage; to any special assessments which have not been certified to the County Auditor; to any zoning, building, fire and health ordinance regulating and restricting the use of the property; 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 2023 Code of Iowa; to the rights under federal bankruptcy law of any party in the chain of title or their successors or assigns, to void any deed or conveyance; and to any limitations imposed upon the property in the event it lies within a floodplain. You should take notice of all these matters.

We have enclosed herein an itemized statement setting forth the services rendered in this regard. Thank you for allowing us to represent you herein.

Respectfully,

ACKLEY, KOPECKY & KINGERY, L.L.P.



Daniel L. Seufferlein
Title Guaranty Division
Member No. 10270

DLS:grl
Enclosure