

Recorded: 4/3/2025 at 1:31:41.0 PM
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: 2025 PG: 849

Preparer Information: Erick Skogman, E.I.D.S., 417 1st Avenue SE, Cedar Rapids, IA 52401 (319) 363-8285
Return Document To/Address Tax Statements: Teresa McLaughlin, 228 Fairview Dr, Manchester, IA 52057

EXPLANATORY AFFIDAVIT

RE: Lot Seventeen (17), Fairview Acres, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2001, Page 3737.

STATE OF IOWA)
)SS.
COUNTY OF LINN)

The undersigned, being first duly sworn on oath, depose and state as follows:

1. I acted as the notary of a warranty deed recorded June 6, 2019, at Book 2019, Page 1398.
2. I affirmatively state that said warranty deed contained scrivener's error identifying the date of execution in the notary acknowledgment.
3. Notary acknowledgment should read as follows:

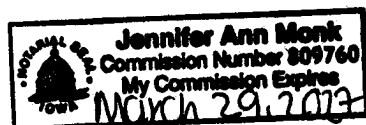
"This instrument was acknowledged before me this 4th day of June, 2019 by Steven W. Pettlon as President of S & R Construction, Inc."
4. This affidavit is made for the purpose of correcting the aforementioned warranty deed.

Dated: 4-3-25

Kristine Baldwin
Kristine Baldwin

STATE OF IOWA, COUNTY OF LINN

Subscribed and sworn before me this 3rd day of April, 2025 by Kristine Baldwin.



Jennifer Ann Monk
Notary Public - State of Iowa