



Book 2026 Page 779
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared By /Return To: Randall L. Rattenborg, P.L.S., Burrington Group, Inc.
 105 West Main Street, Manchester, IA, 563-927-2434
 Grantors: See below. Grantees: See below. Legal Description: See below
 Documents or Instrument No. of Previously recorded document: Book 2026 Page 488.

AFFIDAVIT

OAK VIEW ESTATES SUBDIVISION OF LOT 4 AND 5, A subdivision of Lot 4 and 5 of Oakview Estates First Subdivision in Section 33, T89N, R5W of the 5th Principal Meridian, City of Manchester, Delaware County, Iowa

STATE OF IOWA)
) ss:
 COUNTY OF DELAWARE)

I, Randall L. Rattenborg, being first duly sworn on oath depose and state that

1) I prepared the OAK VIEW ESTATES SUBDIVISION OF LOT 4 AND 5, A subdivision of Lot 4 and 5 of Oakview Estates First Subdivision in Section 33, T89N, R5W of the 5th Principal Meridian, City of Manchester, Delaware County, Iowa as recorded on February 27, 2026, in Book 2026, Page 488 in the Office of the Delaware County Recorder; and that

2) A scrivener's error was made on the Attorney's Opinion page, where it reads:

OAK VIEW ESTATES SUBDIVISION OF LOT 5

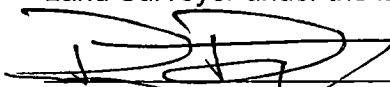
And should read:

OAK VIEW ESTATES SUBDIVISION OF LOT 4 AND 5

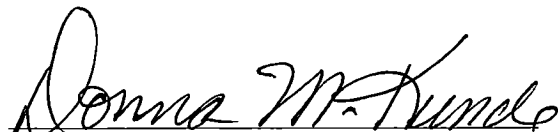
Dated this 31st day of March, 2026

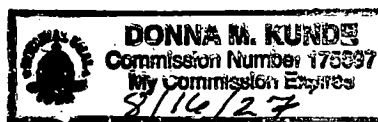
SURVEYOR'S CERTIFICATE

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

 3/31/2026
 Randall L. Rattenborg P. L.S. #17939 DATE
 My license will be renewed on December 31, 2027

Subscribed and sworn to before me this 31st day of March, 2026


 Notary Public in and for the State of Iowa



ATTORNEY'S OPINION

I, Steven E. Carr, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in **OAKVIEW ESTATES SUBDIVISION OF LOT 4 AND 5**, Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated JANUARY 16, 2026.

Said abstract has been prepared in its entirety by the Delaware County Abstract Company, Inc. and was last certified to by said company on the 27th day of January, A.D., 2026, at the hour of eight o'clock A.M.

My examination of said abstract shows good and merchantable title on the date and hour of the certification to be in the name of S & R Construction, Inc., subject to the following:

A Deed of Trust in favor of Citizens State Bank dated August 10, 2021, filed August 10, 2021, in Book 2021, Page 2875.

Dated at Manchester, Iowa in said County, this 29th day of January, 2026.



Steven E. Carr
Attorney at Law