Recorded: 10/30/2026 at 2:17:06.0 PM
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: 2026 PG: 3210

AFFIDAVIT EXPLANATORY OF TITLE

Prepared by and return to: Charles P. Augustine, 531 Commercial, Ste 250, Waterloo, IA 50701 (319) 232-3304
Taxpayer Address: Kolten R. Crawford, 310 Hansel St., Manchester, IA 52057
AB#26-02130

STATE OF IOWA, BLACK HAWK COUNTY, ss:

I, Charles P. Augustine, a licensed and practicing attorney in Waterloo, Black Hawk County, Iowa, first being duly sworn on oath, do depose and state as follows:

1. I am familiar with one certain warranty deed from Brian T. Howell and Samantha E. Howell, f/k/a Samantha E. Jennerjohn, a married couple, to Kolten R. Crawford, filed June 29, 2026, in Book 2026 Page 1750 (hereinafter the "Warranty Deed"), and one certain mortgage from Kolten Crawford, a single person, to Peoples Savings Bank, dated June 26, 2026, and filed June 29, 2026, in Book 2026 Page 1751 (hereinafter the "Mortgage").

2. Due entirely to a scrivener's error, the Warranty Deed purported to convey "The West 66 feet of Lot 67, Henry Acres Addition to Manchester, Iowa, according to the plat recorded in Book 1 Plats, Page 1," which legal description was also used in the Mortgage.

3. I know of my own personal knowledge that it was the intention of the parties to said instruments to have said real estate be correctly described as **The West 66 feet of Lot 67, Henry Acers Addition to Manchester, Iowa, according to the plat recorded in Book 1 Plats, Page 1,** and the reference to "Acres" was due to a scrivener's error.

4. The undersigned hereby requests that the office of the county auditor update its transfer records in light of the foregoing.

Charles P. Augustine

Subscribed, sworn to and acknowledged before me this 29th day of October, 2026, by Charles P. Augustine.

CASSANDRA L BOLSINGER
COMMISSION NO.784772
MY COMMISSION EXPIRES
11/05/2029

Notary Public in and for said State