



Document 2020 3853

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

## AFFIDAVIT OF DISCLAIMER

### Recorder's Cover Sheet

**Preparer Information:** (name, address and phone number)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067  
Phone: (515) 462-4912

**Taxpayer Information:** (name and complete address)

Paul Bentley and Melissa Bentley, 2989 200th Trail, Prole, IA 50229

**Return Document To:** (name and complete address)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

**Grantors:**

John Patrick LaFratte, Co-Executor, Estate of Frances Darlene LaFratte  
Robert Anthony LaFratte, Co-Executor, Estate of Frances Darlene LaFratte

**Grantees:**

Paul Bentley  
Melissa Bentley

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** Book 2001, Page 4074

Jane E. Rosien, ICIS# AT0006681, Attorney

**AFFIDAVIT OF DISCLAIMER**

Related to the Title to:

**A tract of land located in the West Half (½) of the Southeast Quarter (¼) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northeast corner of the Southwest Quarter (¼) of the Southeast Quarter (¼) of said Section Twenty (20), thence along the East line of the Northwest Quarter (¼) of the Southeast Quarter (¼) of said Section Twenty (20), North 00°00' 46.0 feet, thence South 34°24' West 57.8 feet, thence South 01°19' West, 610.6 feet to the centerline of a County Road, thence along said centerline North 77°45' East, 47.8 feet, thence along the East line of the Southwest Quarter (¼) of the Southeast Quarter (¼) of said Section Twenty (20), North 00°00' 602.00 feet to the point of beginning, said parcel contains 0.569 acres.**

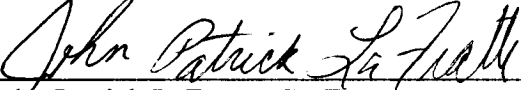
STATE OF IOWA            )  
  ) ss  
MADISON COUNTY        )

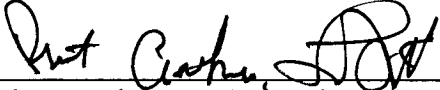
We, John Patrick LaFratte and Robert Anthony LaFratte, upon being duly sworn and deposed, state as follows:

1.       We are the sons of Anthony John LaFratte and Frances Darlene LaFratte.
  
2.       Anthony John LaFratte died on September 27, 2013, survived by his spouse, Frances Darlene LaFratte.
  
3.       Frances Darlene LaFratte died on February 29, 2020.
  
3.       We are the Co-Executors of the Estate of Frances Darlene LaFratte which is currently being administered in Madison County Probate No. ESPR013172.
  
4.       We are well and personally acquainted with the real estate parcels owned by Anthony John LaFratte and Frances Darlene LaFratte during their lifetimes and that Easement granted by Anthony John LaFratte and Frances Darlene LaFratte to Warren Water District, dated August 13, 2001 and filed for record on September 11, 2001 in the Madison County Recorder's Office in Book 2001 at Page 4074.
  
5.       Such Easement granted to Warren Water District by inadvertently and incorrectly included the above described real estate within the legal description of the real estate covered by the terms and provisions of it. We understand that at that time Anthony John LaFratte and Frances Darlene LaFratte had no right, title or interest in or to the above described real estate and therefore, had no authority to include the above described real estate in such Easement.

6. We, John Patrick LaFratte and Robert Anthony LaFratte, as Co-Executors of the Estate of Frances Darlene LaFratte, do hereby disclaim, surrender, relinquish and quit claim any right, title or interest in and to the above described real estate.

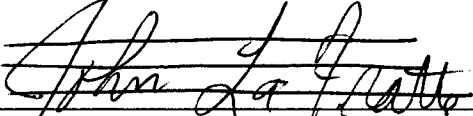
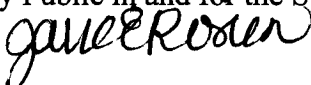
Further, these Affiants sayeth not.

  
\_\_\_\_\_  
John Patrick LaFratte, Co-Executor  
Estate of Frances Darlene LaFratte

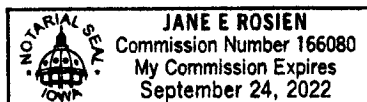
  
\_\_\_\_\_  
Robert Anthony LaFratte, Co-Executor  
Estate of Frances Darlene LaFratte

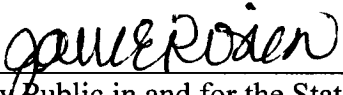
Subscribed and sworn to before me by John Patrick LaFratte as Co-Executor of the Estate of Frances Darlene LaFratte on this 7<sup>th</sup> day of ~~September~~<sup>October</sup> 2020.



  
\_\_\_\_\_  
Notary Public in and for the State of Iowa  


Subscribed and sworn to before me by Robert Anthony LaFratte as Co-Executor of the Estate of Frances Darlene LaFratte on this 30<sup>th</sup> day of September 2020.



  
\_\_\_\_\_  
Notary Public in and for the State of Iowa