

BK: 2020 PG: 540
Recorded: 2/20/2020 at 11:04:29.0 AM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

AFFIDAVIT EXPLANATORY OF TITLE
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Dean Hoag, 4510 41st Street, Moline IL 61265 Phone: (515) 974-4032

Taxpayer Information: (name and complete address)

Benjamin P and Breanna L Flurey, 421 West Buchanan Street, Winterset IA50273

Return Document To: (name and complete address)

National Escrow Services LLC, 414 61st St., Des Moines IA 50312

Affiant: John DeAngelis

Legal Description: Lot Thirteen (13) of Croft Court Addition to Winterset, Madison County, Iowa. (the "Property")

AFFIDAVIT EXPLANATORY OF TITLE

Regarding the Property legally described above, the undersigned Affiant, being first duly sworn on oath, does hereby depose and state as follows:

1. Benjamin P Flurey and Breanna L Flurey, as the titleholder of the Property, executed that certain Mortgage filed September 4, 2019 Book: 2019 Page: 2765 in the Office of the recorder of the Madison County, Iowa (the "Mortgage").
2. The marital status of Benjamin P Flurey and Breanna L Flurey is inadvertently not stated in the Mortgage. I know of my own personal knowledge that Benjamin P Flurey and Breanna L Flurey were married to each other at the time they executed the Mortgage.
3. This affidavit is made from the personal knowledge of the undersigned, who is familiar with the documents described above. This affidavit is made to clear any potential cloud on the title of the Property. Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine or gender neutral, according to the context.

Further Affiant sayeth naught.

Affiant:

John DeAngelis
John DeAngelis

State of Iowa, County of Pocahontas, ss.

On this 20 of February in the year of 2020, before me, the undersigned, a notary public in and for said state personally appeared John DeAngelis, who acknowledged to me that he executed the foregoing Affidavit.

Danny D Rose
Signature of Notary Public

