

Document 2021 4692

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Preparer: Seth D. Dodge, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (17916)
Return To: Arrow Farms, LLC, 8940 NE 29th St., Ankeny, IA 50021

Affidavit Scrivener's Error

RE: See attached.

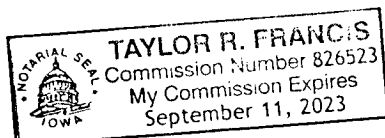
STATE OF IOWA, Polk COUNTY) SS.

I, Seth D. Dodge, Attorney at Law, being first duly sworn or affirmed do hereby depose and state of my personal knowledge that:

1. I prepared a deed from Cougar Canyon, LLC, filed May 17, 2021 in Book 2021, Page 2014 of the Madison County records.
2. The deed used the following legal description: "The **Southeast Quarter (SW1/4)** of the Northwest Quarter (NW1/4) of Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa."
3. This deed contains a scrivener's error in that "...**Southeast Quarter (SW1/4)**..." should read "**Southeast Quarter (SE1/4)**..." or as described in the caption above.
4. This affidavit is given to clear a title objection.

Seth D. Dodge

This record was acknowledged before me on Nov 8 20 21 by Seth D. Dodge.



[Signature]
Notary Public in and for said State

EXHIBIT "A"

LEGAL DESCRIPTION

Government Lots Two (2), Three (3), Four (4), Five (5) and Six (6) of Section Nineteen (19), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5 P.M., Madison County, Iowa (Including Parcel "D", a part of Government Lots Three (3) and Four (4) in said Section Nineteen (19), containing 3.26 acres, more or less, as shown in Plat of Survey filed in Book 2017, Page 3808 on December 4, 2017, in the Office of the Recorder of Madison County, Iowa); AND the North Half (1/2) of the Northwest Quarter (1/4) and the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa;

EXCEPT the following parcels, to wit:

1. Parcel "B" located in said Lot Two (2) as shown in Plat of Survey filed in Book 2, Page 425 on December 13, 1993, in the Office of the Recorder of Madison County, Iowa;
2. That part of Parcel "A" located in said Lot Six (6), as shown in Plat of Survey filed in Book 2, Page 425 on December 13, 1993, in the Office of the Recorder of Madison County, Iowa;
3. The North 30 feet of the East 322.5 feet of said Lot Six (6);
4. Parcel "C" located in said Lot Six (6), as shown in the Plat of Survey file din Book 2, Page 446 on March 7, 1994 in the Office of the Recorder of Madison County, Iowa;
5. The North 30 feet of the Northwest Quarter(1/4) of said Section Twenty (20);
6. Parcel "A" located in the Northwest Quarter NW(1/4) of said Section Twenty (20), as shown in Plat of Survey filed in Book 2, Page 446 on March 7, 1994 in the Office of the Recorder of Madison County, Iowa.

AND

The Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.