

Document 2021 4694

Book 2021 Page 4694 Type 06 009 Pages 2
Date 11/12/2021 Time 10:56:44AM
Rec Amt \$12.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

✓ This instrument prepared by and return to:
ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 -- 73rd Street, Urbandale, Iowa 50322 Phone # (515) 278-0623
Mail tax statements to:
SCOTT & CAITLIN FAULKNER, 6743 NW Toni Drive, Des Moines, Iowa 50313 File #29835-17-FSB (rth)

AFFIDAVIT EXPLANATORY OF TITLE

Legal: **The West 30 Acres of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section Five (5), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa**

I, **Ross F. Barnett**, being first duly sworn upon my oath, do depose and state that I am an attorney duly licensed in and practicing in the State of Iowa. In such capacity, I have been duly authorized by the record titleholder in possession of the above-described real estate to make this affidavit.

In such capacity, I further state that I am familiar with the chain of title to the above-referenced property. I prepared the warranty deed filed on August 15, 2017 in Book 2017, Page 2527. Due to a scrivener's error, the legal description of said deed read as follows:

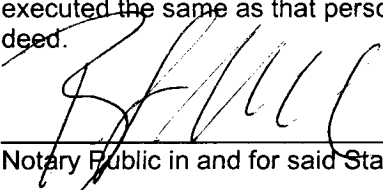
The West 30 Acres of the Northwest Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section Five (5), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

I know of my own personal knowledge that this legal description refers to the same property as the following legal description:

The West 30 Acres of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section Five (5), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

This Affidavit is given pursuant to Iowa Code § 558.8 to explain a defect in the chain of title.

Further this Affiant sayeth naught.

STATE OF IOWA)) SS: COUNTY OF POLK) On this <u>9</u> day of <u>November</u>, 2021, before me the undersigned, a Notary Public in and for said State, personally appeared Ross F. Barnett, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.  _____ Notary Public in and for said State	Dated: <u>11/09</u>, 2021  _____ Ross F. Barnett ABENDROTH AND RUSSELL LAW FIRM 2560 – 73rd Street Urbandale, Iowa 50322 (515) 278-0623 
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