

BK: 2021 PG: 5232
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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

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: (515)453-4684
Return to:
Samuel B. Bahns, Sr. and Sara E. Bahns, 1016 SE 3Rd St, Grimes 50111

AFFIDAVIT EXPLANATORY OF TITLE

We, **Samuel B. Bahns, Sr. and Sara E. Bahns**, being first duly sworn upon my oath, do depose and state that we are now the record titleholder in possession or have been duly authorized by the record titleholder in possession of the following described real estate:

Lot Two (2) of Sanburg Subdivision located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Eight (8), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

In such capacity, we further state that we are familiar with the chain of title to the above-referenced property. A Declaration of Covenants, Conditions and Restrictions for Valley View Estates was filed on March 5, 2003 in Book 2003 Page 1224 of the Madison County Iowa Records, as Amended by Amendment recorded in Book 2008 Page 3584.

This Declaration of Covenants and Amendment described above calls for potential dues and assessments that may be levied against the subject property. Despite the above-described covenants, conditions, and restrictions for Valley View Estates, there has never been a formal organization of any homeowners association, or other organization, that would collect any dues. There are currently no dues owed and no dues will be owed at the date of closing.

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

Further this Affiant sayeth naught.

Samuel B. Bahns, Sr.
Samuel B. Bahns, Sr.

Sara E. Bahns
Sara E. Bahns

STATE OF Iowa

COUNTY OF Fall

This instrument was acknowledged, subscribed and sworn before me on December 21, 2021 by Samuel B. Bahns, Sr. and Sara E. Bahns.

Michelle Cory Knudsen
Notary Public in and for said State

