

BK: 2023 PG: 1815
Recorded: 8/7/2023 at 10:17:34.0 AM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:
BRANDY L. MACUMBER, 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.: 515-453-4771
Return to:
Jessie L. James and David W. James, 3031 Clanton Creek Rd, Peru, IA 50222

AFFIDAVIT OF DISCLAIMER OF INTEREST

I, Tony Stephenson, being first duly sworn upon my oath, do depose and state that I am familiar with the chain of title to the following described real estate:

Parcel "B" located in the Southeast Quarter (¼) of the Northwest Quarter (¼) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 5.532 acres, as shown in Plat of Survey filed in Book 2003, Page 658 on February 5, 2003, in the Office of the Recorder of Madison County, Iowa.

I further state that, due to a scrivener's error, The Memorandum of Agreement Regarding Easements that was executed on June 26, 2018 and filed on July 18, 2018 in Book 2018; Page 2278 recited a conflicting legal description that inadvertently encompassed the above-described property..

The undersigned makes no claim against the above-described real estate and hereby disclaims any and all apparent interest created by the erroneous filing.

Further this Affiant sayeth naught.

Tony Stephenson
Tony Stephenson

STATE OF Iowa

COUNTY OF Madison

This instrument was acknowledged, subscribed and sworn before me on August 1, 2023 by
Tony Stephenson.

Vicki A. Crannell
Notary Public in and for said State

