



Document 2023 292

Book 2023 Page 292 Type 06 009 Pages 2

Date 2/16/2023 Time 1:55:18PM

Rec Amt \$12.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Preparer Information: Adam Doll, 1009 Main Street, Adel, IA 50003-1454

Phone: 515-697-4282

Return Document To: Adam Doll, 1009 Main Street, Adel, IA 50003-1454

$\frac{1}{3}$

EXPLANATORY AFFIDAVIT OF TITLE

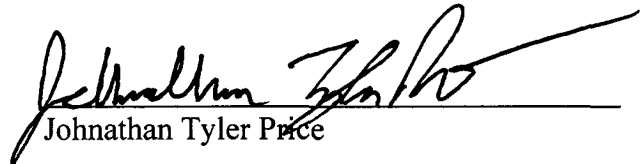
Re: The South Half (1/2) of the Northwest Quarter (1/4) of Section Thirty-Two (32), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract of land located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Thirty-two (32) and more particularly described as follows, to-wit: Commencing at the Northeast corner of the Southeast Quarter (1/4) of the Northwest (1/4) of said Section Thirty-two (32), thence 90°00' West 426 feet, thence South 00°28' East 821.1 feet, thence 89°11' East 426 feet to the East line of said Southeast Quarter (1/4) of the Northwest Quarter (1/4), thence North 00°28' West 815 feet to the point of beginning, said parcel contains 8 acres. (the "Property")



I, Johnathan Tyler Price, son of Nicholas W. Price, provide this Explanatory Affidavit of Title to clarify the chain of title to the Property, and for this Affidavit states as follows:

1. Prior to the death of Joyce M. Price (date of Joyce's death December 1, 2020) Nicholas W. Price died on February 3, 2019.
2. Nicholas W. Price had three (3) children, all of whom survived him.
3. Nicholas W. Price's surviving children are Johnathan Tyler Price, Benjamin W. Price and Nathaniel F. Price.
4. No Iowa Inheritance Tax or Federal Estate Tax was owed as the result of Nicholas W. Price's death.

Dated: 2-15-23


Johnathan Tyler Price

STATE OF Iowa)
COUNTY OF Polk) ss:

This record was acknowledged before me on February 15, 2023, by Johnathan Tyler Price.

Bethanie S. Wright
Notary Public in and for said State

