

BK: 2023 PG: 563
Recorded: 3/20/2023 at 3:41:19.0 PM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.22
Combined Fee: \$15.22
Revenue Tax:
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared By: Breanna Young, 215 10th St., Ste. 1300, Des Moines, IA 50309; T: (515) 288-2500
Return To: Breanna Young, 215 10th St., Ste. 1300, Des Moines, IA 50309; T: (515) 288-2500

AFFIDAVIT RE: SCRIVENER'S ERROR

RE: AN UNDIVIDED ONE THIRD-INTEREST IN AND TO: Outlots Fifteen (15) and Sixteen (16) of B.F. ALLEN'S ADDITION to the Town of Earlham, and Lot Two (2) of the Official Plat of the South Half of the Southeast Quarter (S1/2 SE1/4) of Section Six (6) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., EXCEPT the East 264 feet in width thereof and a strip of land containing Two (2) acres extending the entire width of said Lot Two (2), the East line of which is the West line of said East 264 foot strip, and ALSO EXCEPTING the North 360 feet of the West 150 feet of said Lot Two (2), and EXCEPT FURTHER that part of Lot Two (2), Official Plat of the South Half of the Southeast Quarter (S1/2 SE1/4) of Section Six (6), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., described as follows: Beginning at a point on the North line of said Lot Two (2), 519 feet West of the Northeast lot corner, proceed 141.3 feet East along the North lot line to the Northwest corner of the Earlham Cemetery; thence South on a line parallel with the East line of said Lot Two (2) to a point on the South lot line; thence Westerly 148.0 feet along the South line of Lot 2; thence Northerly to the Point of Beginning, all now being in and forming a part of the Town of Earlham, and containing 2.52 acres, more or less (the "Property")

STATE OF IOWA, POLK COUNTY) ss

The undersigned, Breanna Young, being first duly sworn upon oath, and having personal knowledge of the following, states:

1. I am an attorney licensed to practice law in the State of Iowa, and am well and truly acquainted with the above-described property (the "Property"), the below-described Deed pertaining thereto, and the persons described therein.
2. A Court Officer Deed (the "Deed") for the transfer of the Property from the Estate of Paul F. Schafer, to Lu Ann Harkins, a single person, was filed of record on March 16, 2023, in Book 2023 at Page No. 528 in the Office of the Madison County Recorder.
3. The Deed contains a scrivener's error within one of the legal descriptions set forth therein, which legal description incorrectly stated:

AN UNDIVIDED ONE-THIRD INTEREST IN AND TO: Outlots Fifteen (15) and Sixteen (16) of B.F. ALLEN'S ADDITION to the Town of Earlham, and Lot Two (2) of the Official Plat of the South Half of the Southeast Quarter (S1/2 SE1/4) of Section Six (6) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., EXCEPT the East 264 feet in width thereof and a strip of land containing Two (2) acres extending the entire width of said Lot Two (2), the East line of which is the West line of said East 264 foot strip, and ALSO EXCEPTING the North 360 feet of the West 150 feet of said Lot Two (2),

and EXCEPT FURTHER that part of Lot Two (2), Official Plat of the South Half of the Southeast Quarter (S1/2 SE1/4) of Section Six (6), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., described as follows: Beginning at a point on the North line of said Lot Two (2), 519 feet West of the Northeast lot corner, proceed 141.3 feet East along the North lot line to the Northwest corner of the Earlham Cemetery; thence South on a line parallel with the East line of said Lot Two (2) to a point on the South lot line; thence Westerly feet along the South line of Lot 2; thence Northerly to the Point of Beginning, all now being in and forming a part of the Town of Earlham, and containing 2.52 acres, more or less.

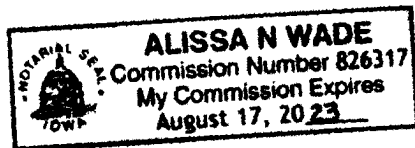
4. The correct legal description should read, in its entirety:

AN UNDIVIDED ONE-THIRD INTEREST IN AND TO: Outlots Fifteen (15) and Sixteen (16) of B.F. ALLEN'S ADDITION to the Town of Earlham, and Lot Two (2) of the Official Plat of the South Half of the Southeast Quarter (S1/2 SE1/4) of Section Six (6) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., EXCEPT the East 264 feet in width thereof and a strip of land containing Two (2) acres extending the entire width of said Lot Two (2), the East line of which is the West line of said East 264 foot strip, and ALSO EXCEPTING the North 360 feet of the West 150 feet of said Lot Two (2), and EXCEPT FURTHER that part of Lot Two (2), Official Plat of the South Half of the Southeast Quarter (S1/2 SE1/4) of Section Six (6), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., described as follows: Beginning at a point on the North line of said Lot Two (2), 519 feet West of the Northeast lot corner, proceed 141.3 feet East along the North lot line to the Northwest corner of the Earlham Cemetery; thence South on a line parallel with the East line of said Lot Two (2) to a point on the South lot line; thence Westerly 148.0 feet along the South line of Lot 2; thence Northerly to the Point of Beginning, all now being in and forming a part of the Town of Earlham, and containing 2.52 acres, more or less.

5. This Affidavit is being recorded as explanatory of title to the Property.

Breanna Young
Breanna Young, Affiant

Subscribed and sworn to before me by Breanna Young on this 20th day of March, 2023.



Alissa Wade
Notary Public in and for said State