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Date 1/17/2024 Time 9:05:16AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared By: Jane E. Rosien, ICIS# AT0006681, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067, Phone: (515) 462-4912

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067

Relating to the Title to:

**The Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Five (5),
Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M.,
Madison County, Iowa.**

STATE OF IOWA)
) ss
COUNTY OF MADISON)

AFFIDAVIT

I, Jane E. Rosien, upon being duly sworn, does hereby depose and state:

The Affiant is an attorney practicing in Madison County, Iowa.

The Affiant is well and truly acquainted with the Carita A. Kelleher Revocable Trust created by Trust Agreement dated October 13, 2015; and, the Affiant is well and truly acquainted with the parcels of real estate owned by Carita A. Kelleher which were conveyed to the Carita A. Kelleher Revocable Trust.

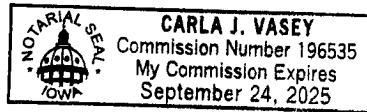
The Affiant further states that the legal description contained in the Quit Claim Deed conveying real estate from Carita A. Kelleher, a single person, to the Carita A. Kelleher Revocable Trust, which Quit Claim Deed was dated October 13, 2015 and filed October 19, 2015 in the Madison County Recorder's Office in Book 2015 at Page 3061, contained a scrivener's error. The legal description should not have included and should have excepted out the above-described parcel of real estate.

Carita A. Kelleher died July 24, 2019. At no time did Carita A. Kelleher own or hold any ownership interest in or to the above-described parcel of real estate

Further this Affiant sayeth not.

Jane E. Rosien
Jane E. Rosien

Subscribed and sworn to before me by Jane E. Rosien on this 16th day of January 2024 at Winterset, Iowa.



Carla J. Vasey
Notary Public in and for the State of Iowa