



Document 2024 1766

Book 2024 Page 1766 Type 03 013 Pages 3

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

✓ Prepared By and Return To: Kyle Weber, Jordan, Oliver, Walters & Smith, PC, PO Box 230, Winterset, IA 50273, (515) 462-3731



AFFIDAVIT

TO WHOM IT MAY CONCERN:

STATE OF IOWA, MADISON COUNTY, ss:

I, Connor Corcoran, Abstractor, first being duly sworn (affirmed) upon oath depose and state:

1. That I am an Abstractor licensed to practice in the State of Iowa.
2. I know of my own personal knowledge that the information contained herein is true and accurate.
3. I prepared a legal description for a Warranty Deed from Theresa Clark, a Single Person, to Nathan S. Bontrager, Katie P. Bontrager and Samuel L. Bontrager, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common which was recorded in Book 2024, Page 1627, on July 10, 2024, in the Recorder's Office of Madison County, Iowa.
The legal description on said Warranty Deed is incorrect. The incorrect legal description reads as follows:

Parcel "A" located in the West Half (½) of the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Thirty (30), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 14.871 acres, as shown in Plat of Survey filed in Book 2022, Page 1989 on July 1, 2022, in the Office of the Recorder of Madison County, Iowa.

4. The correct legal description should read as follows:

Parcel "A" located in the West Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Thirty (30), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 5.000 acres, as shown in Plat of Survey filed in Book 2022, Page 1989 on July 1, 2022, in the Office of the Recorder of Madison County, Iowa.

5. I prepared a legal description for a Mortgage from Nathan S. Bontrager, Spouse of Katie P. Bontrager; and Samuel L. Bontrager, Spouse of Millie Bontrager; as Joint Tenants with Full Rights of Survivorship was recorded in Book 2024, Page 1628, on July 10, 2024, in the Recorder's Office of Madison County, Iowa. The legal description on said Mortgage is incorrect. The incorrect legal description reads as follows:

Parcel "A" located in the West Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Thirty (30), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 14.871 acres, as shown in Plat of Survey filed in Book 2022, Page 1989 on July 1, 2022, in the Office of the Recorder of Madison County, Iowa.

6. The correct legal description should read as follows:

Parcel "A" located in the West Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Thirty (30), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 5.000 acres, as shown in Plat of Survey filed in Book 2022, Page 1989 on July 1, 2022, in the Office of the Recorder of Madison County, Iowa.

7. That this Affidavit is given to correct the legal description of the real estate subject to the Warranty Deed and Mortgage referenced above and to clear any cloud of title surrounding the above-described real estate and any other lands affected.

Dated on July 24, 2024.

Connor Corcoran
Connor Corcoran, Affiant

Signed and sworn to (or affirmed) before me on July 24, 2024 by
Connor Corcoran.

Cheryl M. Maeschli
Signature of Notary Public

