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INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared by: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Return to: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273



AFFIDAVIT

STATE OF IOWA, COUNTY OF MADISON ss:

I, Jerrold B. Oliver, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I prepared a warranty deed, from Kenneth Bellamy and Doris Bellamy to KDB, LTD. which deed was recorded in Book 2019, Page 2679 of the Recorder's Office of Madison County, Iowa
2. I further state that due to a scrivener's error said deed contained an incorrect legal description of one of the tracts conveyed, which incorrect legal description is as follows See Exhibit "A" attached.
3. The true and correct legal description of said tract is as follows:
See Exhibit 'B' attached.

Jerrold B. Oliver
Jerrold B. Oliver, Affiant

This record signed and sworn to (or affirmed) before me on Nov 6, 2024 by Jerrold B. Oliver.



Kim Leonard
Notary Public in and for said State

EXHIBIT A

A tract of land located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-one (31), more particularly described as follows, to-wit: Commencing at the Southeast corner of said Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-one (31), thence North 258 feet, thence West 150 feet, thence South 254 feet, thence East 150 feet to the point of beginning

Exhibit B

The Southwest Quarter (¼) of the Northeast Quarter (¼) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; EXCEPT all that part of Bellamy Addition Plat No. 1 to the City of Winterset, Madison County, Iowa, located therein; AND EXCEPT all that part of Bellamy Addition Plat No. 2 to the City of Winterset, Madison County, Iowa, located therein; AND EXCEPT all that part of Bellamy Addition Plat No. 3 to the City of Winterset, Madison County, Iowa, located therein; AND EXCEPT all that part of Replat of Lot Four (4) of Bellamy Addition, Plat No. 2, to the City of Winterset, located therein; AND EXCEPT all that part of Bellamy Addition Plat 4 to the City of Winterset, Madison County, Iowa, located therein.

A/K/A

A tract of land located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-one (31), more particularly described as follows, to-wit: Commencing at the center of said Section 31; thence South 89°24'23" East, along the South line of Lot 1 of Bellamy Addition Plat 4, an Official Plat now included in and forming a part of the City of Winterset, Madison County, Iowa, and also along the extended South line of said Lot 1, Bellamy Plat 4, a distance of 1297.29 feet to the point of beginning, said point also being the West line of the SE1/4 NE1/4 of said Section 31, as shown on the Amended Parcel "K" in Book 2008, Page 1101; thence North 00° 96' 51" West 281.54', thence West 89° 13' 23" East 158.77', thence South 00° 10' 04" West 282.51', thence South 89° 34' 23" East 159.03' to the point of beginning. Containing 1.02 acres, more or less.