

BK: 2024 PG: 3095  
Recorded: 12/20/2024 at 9:01:29.0 AM  
Pages 2  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

Preparer: Lindsey A. Guerrero, 700 Walnut, Ste 1300, Des Moines, IA 50309; (515) 283-3176  
Return to: James C. Wine, Nyemaster Goode, P.C., 700 Walnut, Ste 1300, Des Moines, IA 50309

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**AFFIDAVIT OF DISCLAIMER AND EXPLANATORY OF TITLE**

**Re: The North Sixty-five (65) acres of the East Half (½) of the Northwest Quarter (¼) of Section One (1), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.**

(hereinafter the “**Real Estate**”)

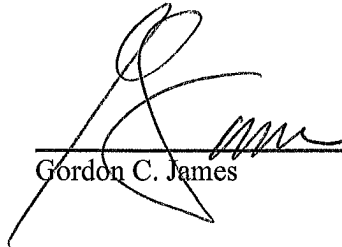
I, Gordon C. James, a single person, after being first duly sworn upon oath, depose and state:

1. I am well acquainted with the title and ownership of the Real Estate and have personal knowledge of the facts set forth in this affidavit.
2. The chain of title to the Real Estate reflects a Warranty Deed from Martha J. James, a single person, (the “**Grantor**”) to myself, Gordon C. James, a single person, dated March 18, 1991 in Book 128, Page 631 in the Madison County Recorder’s Office (“**Deed**”).
3. The Deed inadvertently referenced a portion of the Real Estate, but at the time of the execution and recording of the Deed, the Grantor had no right, title, or interest in the Real Estate.
4. I do not claim an interest in the Real Estate and never intended to acquire an interest in the Real Estate by virtue of the Deed.
5. I am not now, and has not previously been, a titleholder to the Real Estate.
6. I offer this affidavit pursuant to Iowa Code §558.8 to disclaim any and all interest which may appear in the chain of title to the Real Estate and to remove any potential lien or cloud on the Real Estate that may be created by virtue of said Deed.

[SIGNATURE PAGE TO FOLLOW]

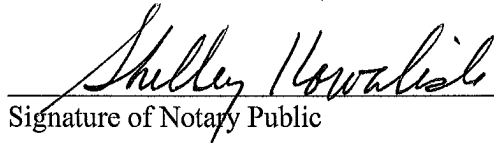
[SIGNATURE PAGE TO AFFIDAVIT OF DISCLAIMER  
AND EXPLANATORY OF TITLE]

Dated: 11/25/24, 2024.

  
\_\_\_\_\_  
Gordon C. James

STATE OF Arizona, COUNTY OF Maricopa, ss:

Signed and sworn to (or affirmed) before me on this 25<sup>th</sup> day of November, 2024, by  
Gordon C. James, a single person.

  
\_\_\_\_\_  
Signature of Notary Public

