

BK: 2024 PG: 3096
Recorded: 12/20/2024 at 10:38:57.0 AM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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

AFFIDAVIT OF DISCLAIMER AND EXPLANATORY OF TITLE

Re: See Exhibit A hereto (the “Real Estate”)

I, Vernon L. Flinn, after being first duly sworn upon oath, depose and state:

1. I am the current member, a duly authorized officer of Flinn Fanns, LLC, an Iowa limited liability company (the “Company”).
2. 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.
3. The chain of title to the Real Estate reflects a Quit Claim Deed from Vernon L. Flinn and Tonya L. Flinn, husband and wife, (collectively hereinafter, the “Grantors”) to the Company dated December 18, 2013, filed May 21, 2024, in Book 2014, Page 1189 in the Madison County Recorder’s Office (the “Deed”).
4. The Deed inadvertently referenced a portion of the Real Estate, but at the time of the execution and recording of the Deed, the Grantors had no right, title, or interest in the Real Estate to convey to the Company.
5. The Company does not claim an interest in the Real Estate and never intended to acquire an interest in the Real Estate by virtue of the Deed.
6. The Company is not now, and has not previously been, a titleholder 10 the Real Estate.
7. The Company offers this affidavit pursuant to Iowa Code §558.8 to disclaim any and all interest which may appear in the chain of the 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]

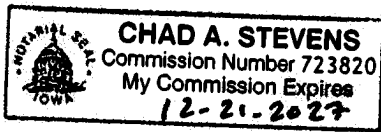
FLINN FARMS, LLC,
An Iowa Limited Liability Company

Dated December 18, 2024.

By: Vernon L. Flinn
Vernon L. Flinn
Its: member

STATE OF Iowa, COUNTY OF WARREN:

Signed and sworn to before me this 18 day of December, 2024, by Vernon L. Flinn,
as member of Flinn Farms, LLC, an Iowa limited liability company.



Chad A. Stevens
Signature of Notary Public

EXHIBIT A

Parcel "B" in the Southeast Quarter of the Northwest Quarter (SE¼ NW¼) of Section 1, Township 77 North, Range 26 W. of the 5th P.M., Madison County, Iowa, as shown on Plat of Survey recorded on September 15, 1999, in Book 3, Page 491, in the Office of the Madison County Recorder, consisting of 3.001 acres, including 0.214 acres of county road right-of-way;

AND

Parcel "F" in the Southeast Quarter of the Northwest Quarter (SE¼ NW¼) of Section 1, Township 77 North, Range 26 W. of the 5th P.M., Madison County, Iowa, as shown on Plat of Survey recorded on July 27, 2006, in Book 2006, Page 3082 in the Office of the Madison County Recorder, consisting of 0.138 acres, including 0.019 acres of county right-of-way, which Parcel F is attached to and part of the above-described Parcel B.