

BK: 2025 PG: 1373
Recorded: 6/3/2025 at 11:52:10.0 AM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return to Preparer: David Ginger, Belin McCormick, P.C., 666 Walnut Street, Suite 2000, Des Moines, IA 50309 / Telephone: 515-243-7100

AFFIDAVIT OF CLARIFICATION

STATE OF IOWA, COUNTY OF POLK: SS

RE: See Exhibit 'A'.

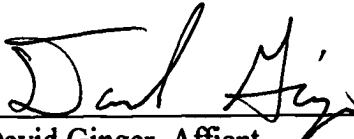
I, David Ginger, being first duly sworn upon my oath, do depose and state:

1. I am an attorney, and I represent Samuel D. Mapes and Amelia S. Mapes (collectively the "Buyers"), the buyers of the real estate legally described in Exhibit A (the "Property").
2. As attorney for the Buyers, I have personal knowledge of the facts set forth in this Affidavit.
3. Title to the Property had originally been held by: (1) the Margaret M. Casper Revocable Trust U/A/D September 23, 2021 (the "Trust") and (2) Randall W. Bruett and Kimberly K. Casper-Bruett (collectively the "Sellers").
4. In order to properly convey their respective interests in the Property to the Buyers, the Trust prepared and signed a Trustee Warranty Deed, and the Sellers prepared and signed a Warranty Deed (collectively the "Deeds").
5. On June 2, 2025, the Buyers caused the transfer documents for the sale of the Property, including the Deeds, to be recorded with the Madison County, Iowa, Recorder's office. The Trustee Warranty Deed signed by the Trust was recorded in Book 2025 at Page 1355 and the Warranty Deed signed by the Sellers was recorded in Book 2025 at Page 1354.
6. The total purchase price for the Property was \$41,985.00.
7. This Affidavit does not have any affect other than explaining that the total purchase price for the Property was \$41,985.00.

I offer this Affidavit to clear any potential cloud on the chain of title to the above-referenced real estate.

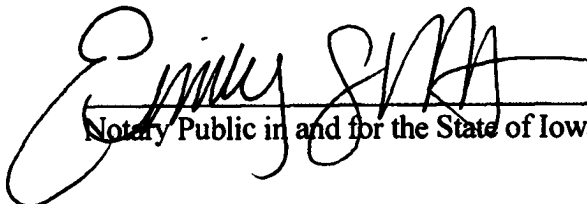
Further Affiant sayeth naught.

DATED this 2nd day of June, 2025.



David Ginger, Affiant

This record was acknowledged before me on this 2nd day of June, 2025 by David Ginger.



Notary Public in and for the State of Iowa

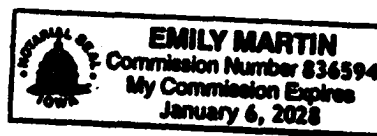


EXHIBIT 'A'

Legal Description

Parcel "E" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.11 acres, as shown in the Corrected Plat of Survey filed in Book 2025, Page 767 on April 2, 2025, in Office of the Recorder of Madison County, Iowa.

Subject to easements, covenants, and restrictions of record.

Document or Instrument Number of Previously Recorded Documents:

Warranty Deed recorded June 2, 2025, in Book 2025 at Page 1354

Trustee Warranty Deed recorded June 2, 2025, in Book 2025 at Page 1355