



Document 2025 1886

Book 2025 Page 1886 Type 03 013 Pages 3

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Rec Amt \$17.00 Aud Amt \$5.00

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

AFFIDAVIT OF SCRIVENER'S ERROR
Recorder's Cover Sheet

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, PO Box 230 Winterset, IA 50273,
Phone: 5154623731

Taxpayer Information: Bryan and Megan Brackemyer, 1559 Old Portland Rd, Van Meter, IA
50261

Return Document To: Kyle Weber, PO Box 230, Winterset, IA 50273

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Book 2025, Page 1761;
2025, 1763



AFFIDAVIT

TO WHOM IT MAY CONCERN:

STATE OF IOWA, MADISON COUNTY, ss:

I, Kyle A. Weber, Attorney, first being duly sworn (affirmed) upon oath depose and state:

1. That I am an Attorney licensed to practice real estate in the State of Iowa.
2. I know of my own personal knowledge that the information contained herein is true and accurate.
3. A Quit Claim Deed from Roger Anderson and Cynthia Anderson, Trustees of the Roger and Cynthia Anderson Revocable Trust to Bryan Brackemyer and Megan Brackemyer, as a married couple with full rights of survivorship and not as tenants in common, was recorded in Book 2025, Page 1761, on July 11, 2025, in the Recorder's Office of Madison County, Iowa.
4. The legal description in said Trustee Warranty Deed reads as follows:

The North 8.00 feet of the West 150.00 feet of the Southwest Quarter (¼) of the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th PM, Madison County, Iowa, Iowa.
5. The legal description should read as follows:

The North 8.00 feet of the East 150.00 feet of the Southwest Quarter (¼) of the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th PM, Madison County, Iowa, Iowa.
6. The legal description in Paragraph Six of this Affidavit should also be used in the Covenant and Agreement to Hold as One Parcel, filed on July 11, 2025, in Book 2025, Page 1763, in the Recorder's Office of Madison County, Iowa, by Bryan and Megan Brackemyer.
7. That this Affidavit is given to correct the legal description of the real estate subject to the Quit Claim Deed referenced above and the associated Covenant and Agreement to Hold as One Parcel and to clear any cloud of title surrounding the above described real estate and any other lands affected.

Dated on July 22, 2025



Kyle A. Weber, Affiant

Signed and sworn to (or affirmed) before me on July 22, 2025 by Kyle A. Weber


Signature of Notary Public