

BK: 2025 PG: 2000
Recorded: 7/31/2025 at 10:32:00.0 AM
Pages 2
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

Preparer Information/Return To: Jeremy Danilson, 6165 Northwest 86th St., Johnston, IA 50131, Phone: (515) 512-5500
Address Tax Statement To: CTG Properties LLC, 408 E. Benton St., Winterset, IA 50273

AFFIDAVIT OF FACTS - CHANGE OF TITLE

STATE OF IOWA }
 } ss:
COUNTY OF MADISON }

Lot Three (3) in Block Five (5), of North Addition to the Town of Winterset, Madison County, Iowa.

Locally known as: **408 E. Benton St., Winterset, IA 50273**
Owner of Record: **CTG Properties LLC**

I, Jeremy Danilson, after being first duly sworn on oath, do hereby state that I am an attorney licensed to practice law in the State of Iowa. I, Jeremy Danilson, Undersigned Affiant, hereinafter "Affiant," does hereby solemnly swear, declare, and state as follows:

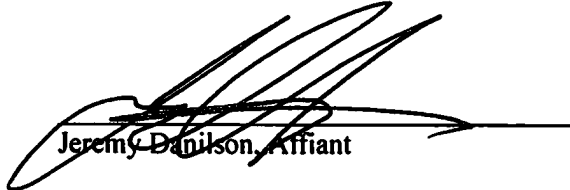
Affiant is competent to state the matters set forth herewith.
Affiant has personal knowledge of the facts stated herein.
All the facts stated herein are true, correct, and complete in accordance with Affiant's best firsthand knowledge and understanding, and if called upon to testify as a witness Affiant shall so state.

Plain Statement of Facts

- I hereby certify that the title to the real estate has been changed and/or established in Mary Elizabeth Blair f/k/a Mary E. Weltha.
 - Change of Title to the above described property was made as follows:
 - Pursuant to Madison County Decree of Dissolution of Marriage Case No. CDDM006575, Mary Elizabeth Blair, Petitioner, and Concerning Kelly Dallas Blair, Respondent filed May 17, 2020 where the Court ordered:
 - Lot Three (3) in Block Five (5), of North Addition to the Town of Winterset, Madison County, Iowa. The Petitioner shall be awarded sole possession of said real property, title shall be hereby quieted in the Petitioner and any and all interest of the Respondent, shall be hereby divested and transferred unto the Petitioner.

- I hereby request that the auditor enter this information on the transfer books pursuant to Section 558.66 of the Iowa Code.
- I offer this Affidavit to clear a prior cloud on the chain of title to the above-described real estate.
- Title to this property is currently in the name of **CTG Properties LLC** by Warranty Deed from Mary Elizabeth Blair f/k/a Mary E. Weltha filed October 29, 2024 in Book 2024, Page 2628.

Dated this 29th day of July, 2025.


Jeremy Danilson, Affiant

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on 7/29/2025, by Jeremy Danilson.


Signature of Notary Public

