

BK: 2025 PG: 3339
Recorded: 12/8/2025 at 3:17:09.0 PM
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/Return To: Jeremy Danilson, 6165 Northwest 86th St., Johnston, IA 50131, Phone: (515) 512-5500

CORRECTIVE AFFIDAVIT OF FACTS

STATE OF IOWA }
 } ss:
COUNTY OF MADISON }

Legal: Lot One (1) of Shamrock Hills Subdivision, a Subdivision located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Two (2), Township Seventy- six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

AND

Parcel "I" located in Lot Two (2) of Shamrock Hills Subdivision, a Subdivision located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Two (2), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 2.000 acres, as shown in Amended Plat of Survey filed in Book 2012, Page 2185, on July 26, 2012 in the Office of the Recorder of Madison County, Iowa.

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

- Purchase Money Mortgage from Christina Rodriguez and Rory Rodriguez to Mortgage Electronic Registration Systems, Inc., ("MERS"), acting solely as a nominee for lender United Wholesale Mortgage, LLC, dated December 2, 2025, filed December 3, 2025 in Book 2025, Page 3280 in the records of the Madison County Recorder contains a typographical error in the legal description.
- The legal description "*Lot One (1) of Shamrock Hills Subdivision, a Subdivision located in the Northwest Quarter (4) of the Northwest Quarter (4) of Section Two (2), Township Seventy- six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa AND Parcel "I" located in Lot Two (2) of Shamrock Hills Subdivision, a Subdivision located in the Northwest Quarter (4) of the Northwest Quarter (4) of Section Two (2), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 2.000 acres, as shown in Amended Plat of Survey filed in Book 2012, Page 2185, on July 26, 2012 in the Office of the Recorder of Madison Couty, Iowa.*", was a scrivener's error, the correct legal description is:

Lot One (1) of Shamrock Hills Subdivision, a Subdivision located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Two (2), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

AND

Parcel "I" located in Lot Two (2) of Shamrock Hills Subdivision, a Subdivision located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Two (2), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 2.000 acres, as shown in Amended Plat of Survey filed in Book 2012, Page 2185, on July 26, 2012 in the Office of the Recorder of Madison County, Iowa.

- This Affidavit is filed to clear a cloud on title to the above-described property.

Dated this 8 day of December 2025.


Jeremy Danilson, Affiant

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on 12/8/2025, by Jeremy Danilson.


Signature of Notary Public

