

BK: 2025 PG: 3403
Recorded: 12/15/2025 at 2:19:53.0 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

AFFIDAVIT REGARDING MARITAL STATUS

Prepared by and return to: Nicholas W. Roth, Hubbard & Roth Law Firm, P.C., 2900 100th Street, Suite 209, Urbandale, IA 50322; Phone: (515) 222-1700

Grantor/Affiant: James Christopher Bakkie

Grantee: The Public

Legal Description: Lot Eleven (11) of Scenic Ridge Subdivision, located in the Northeast Quarter (1/4) of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County.

I, James Christopher Bakkie, a licensed mortgage loan officer in the state of Iowa, hereby depose and state the following:

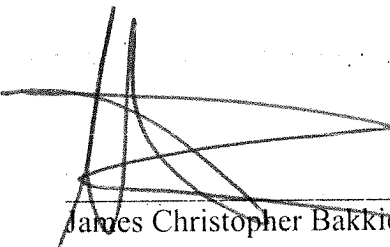
1. That a Mortgage was executed by Benjamin Hudson and Melissa Hudson on December 4, 2025, which failed to state in its body and/or the Notary section that they were a married couple.

2. That, based on my personal investigation of the facts and circumstances of this transaction, Benjamin Hudson and Melissa Hudson were in fact married to each other on December 4, 2025, the date they executed the Mortgage filed December 8, 2025, in Madison County in Book 2025 and Page 3321.

3. That I execute this Affidavit to clear any cloud on the title to the above legally described real property.

FURTHER AFFIANT SAITH NOT

{Signature and Acknowledgement on Page 2}




12-15-25

James Christopher Bakkie, Affiant (DATE)

STATE OF IA, COUNTY OF Polk

This record was acknowledged before me this 15 day of December, 2025
by James Christopher Bakkie.


Signature of Notary Public

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