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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

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Return To: Trevor J. Heimbaugh, POB 230, Winterset, IA 50273

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA :
 :SS
COUNTY OF MADISON :

I, Trevor J. Heimbaugh, a practicing attorney in Winterset, Madison County, Iowa, after first being duly sworn upon oath, depose and state as follows:

- 1. This is an Affidavit Explanatory of Title to the following-described real property: **Lots Two (2), Four (4), Five (5), Fourteen (14), except Parcel "C", as shown in Plat of Survey filed in Book 2010, Page 1315 on June 10, 2020, in the Office of the Recorder of Madison County, Iowa; and Lots Fifteen (15), and Sixteen (16), all in Kippy Ridge Estates, located in the North Half (1/4) of the Southeast Quarter (1/4) of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th PM, Madison County, Iowa.**

The North Half 04) of the Southeast Quarter (1/4) of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th PM, Madison County, Iowa, EXCEPT two (2) acres in a triangular form out of the Northeast corner thereof AND EXCEPT Parcel "A", located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Two (2), containing 3.295 acres, as shown in Plat of Survey filed in Book 2003, Page 659 on February 5, 2003, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT that part of Kippy Ridge Estates that lies therein, as shown in Plat of Survey filed in Book 2004, Page 2593 on June 5, 2004, in the Office of the Recorder of Madison County, Iowa.

The Southeast Quarter (1/4) of Section Nine (9), Township Seventy-six

(76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

The North Half (1/2) of the Southwest Quarter (1/4), the Southwest Quarter (1/4) of the Southwest Quarter (1/4) and the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Ten (10), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th PM, Madison County, Iowa.

2. My office prepared the Warranty Deed Joint Tenancy to the property dated January 9, 2025, and filed January 22, 2025, in Book 2025, Page 203 of the Office of the Recorder of Madison County, Iowa, between Thomas D. Bass and Carol A. Bass, Grantors, and Thomas D. Bass and Carol A. Bass, Grantees.

3. I know of my own personal knowledge that at the time said Warranty Deed Joint Tenancy was filed, the Grantors did not have an interest in a portion of the real estate that was subject to said Warranty Deed Joint Tenancy.

4. At the time of the filing of the Warranty Deed Joint Tenancy, the Grantors did have an interest in real estate with a legal description as follows:

Lots Two (2), Four (4) and Five (5), except Parcel "C", as shown in Plat of Survey filed in Book 2010, Page 1315 on June 10, 2020, in the Office of the Recorder of Madison County, Iowa, all in Kippy Ridge Estates, located in the North Half (1/2) of the Southeast Quarter (1/4) of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th PM, Madison County, Iowa.

The North Half (1/2) of the Southeast Quarter (1/4) of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th PM, Madison County, Iowa, EXCEPT two (2) acres in a triangular form out of the Northeast corner thereof AND EXCEPT Parcel "A", located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Two (2), containing 3.295 acres, as shown in Plat of Survey filed in Book 2003, Page 659 on February 5, 2003, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT that part of Kippy Ridge Estates that lies therein, as shown in Plat of Survey filed in Book 2004, Page 2593 on June 5, 2004, in the Office of the Recorder of Madison County, Iowa.

The Southeast Quarter (1/4) of Section Nine (9), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison

County, Iowa.

The North Half (1/2) of the Southwest Quarter (1/4), the Southwest Quarter (1/4) of the Southwest Quarter (1/4) and the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Ten (10), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th PM, Madison County, Iowa.

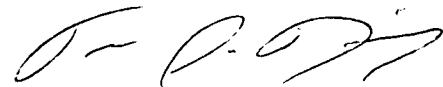
5. Title is vested in Randi Marsh, Trustee of Randi Woods Webber Revocable Trust for the real estate with a legal description of:

Lot Fourteen (14) of Kippy Ridge Estates, located in the North Half (1/2) of the Southeast Quarter (1/4) of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "C", located therein, containing 0.205 acres, as shown in Plat of Survey filed in Book 2010, Page 1315 on June 10, 2010 in the Office of the Recorder of Madison County, Iowa; AND Parcel "N", a part of Lot Fifteen (15), of said Kippy Ridge Estates, containing 1.55 acres, as shown in Plat of Survey filed in Book 2016, Page 3368 on November 9, 2016 in the Office of the Recorder of Madison County, Iowa, and shown corrected by Affidavit filed in Book 2016, Page 3437 on November 15, 2016 in the Office of the Recorder of Madison County, Iowa.

6. Title is vested in Kyle J. Lauer and Dawn M. Lauer for the real estate with a legal description of:

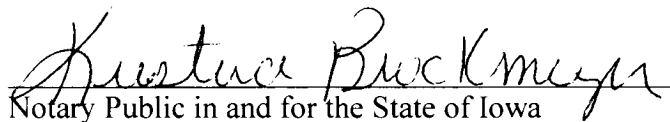
Lots Fifteen (15) and Sixteen (16) of Kippy Ridge Estates, located in the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "N", a part of Lot Fifteen (15) of said Kippy Ridge Estates, containing 1.55 acres, as shown in Plat of Survey filed in Book 2016, Page 3368 on November 9, 2016, in the Office of the Recorder of Madison County, Iowa, and shown corrected by Affidavit filed in Book 2016, Page 3437 on November 15, 2016, in the Office of the Recorder of Madison County, Iowa.

7. I give this Affidavit to clear any title defect that may have been created by the filing of said Warranty Deed Joint Tenancy on January 22, 2025, in the Office of the Recorder of Madison County, Iowa.



Trevor J. Heimbaugh

Subscribed and sworn to before me by the said Trevor J. Heimbaugh on this 1st day of May, 2026.



Notary Public in and for the State of Iowa

