

BK: 2026 PG: 2453
Recorded: 8/17/2026 at 2:36:43.0 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

Prepared by: Andrew Nordstrom, 4817 University Avenue, Suite D, Cedar Falls, IA 50613/T:515.346.6360

SPACE ABOVE THIS LINE FOR RECORDER

AFFIDAVIT EXPLANATORY OF TITLE

The undersigned hereby certifies the following:

1. That I am personally familiar with the property locally known as 13352 105th Street, Cumming, Iowa 50061, and legally described as: The North 256 feet of the West 340 feet of the West Half (1/2) of the Southeast Quarter (1/4) of Section One (1), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; AND Parcel "H" located in the West Half (1/2) of the Southeast Quarter (1/4) of said Section One (1), containing 1.02 acres, as shown in Plat of Survey filed in Book 2014, Page 773 on April 4, 2014, in the Office of the Recorder of Madison County, Iowa.
2. That there were various deeds filed on this property in the Madison County, Iowa, Recorder's Office, including the following:
 - a. Quit Claim Deed from LeMar Koethe, a single person to Marco Properties, LLC, dated May 12, 2023, filed May 18, 2023 and recorded in Book 2023, Page 1109.
 - b. Business Warranty Deed from Maro Properties, LLC, to LeMar A. Koethe, dated January 22, 2025, filed January 27, 2025 and recorded in Book 2025, Page 234.
3. That these deeds listed above listed all of Parcel C, and in error did not accept out Parcel H of the above captioned legal description.
4. That since the filings of said deeds, LeMar A. Koethe has passed away and there was no administration of his estate due to said property being listed into the LeMar A. Koethe 2023 Irrevocable Trust dated November 22, 2013.
5. That this affiant, the LeMar A. Koethe Estate and the LeMar A. Koethe heirs do not claim any interest in the property listed as: Parcel "H" located in the West Half (1/2) of the Southeast Quarter (1/4) of said Section One (1), containing 1.02 acres, as shown in Plat of Survey filed in Book 2014, Page 773 on April 4, 2014, in the Office of the Recorder of Madison County, Iowa.
6. That this affidavit is being used to clear any ambiguity as to the chain of title of and to disclaim any interest in said property.

Further, this affiant sayeth not.

Date: 7/21/2026

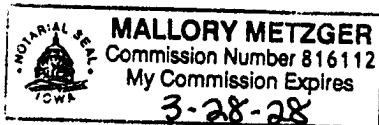
Janice Scavo

Janice A. Scavo, Trustee of the LeMar A. Koethe 2023 Irrevocable Trust

dated 11/22/2023

STATE OF IA)
) SS:
COUNTY OF Warren)

This instrument was acknowledged before me on July 21, 2026, by Janice A. Scavo, Trustee of the LeMar A. Koethe 2023 Irrevocable Trust dated November 23, 2023.



Mallory Metzger
Notary Public in and for said State