

BK: 2026 PG: 2541
Recorded: 8/26/2026 at 8:31:35.0 AM
Pages 3
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

AFFIDAVIT OF SCRIVENER'S ERROR
Recorder's Cover Sheet

Preparer's Information: Mason T. McCoy, 200 W. Jefferson, Osceola, Iowa 50213; Tele: (641) 342-2157

Return to: Mason T. McCoy, 200 W. Jefferson, Osceola, Iowa 50213

Grantor: Bernard Gray and Thelma Gray

Grantee: Bernard Gray and Thelma Gray

Legal Description: See Page 2.

**AFFIDAVIT REGARDING SCRIVENER'S ERROR
IN RE: REAL ESTATE LOCATED IN MADISON COUNTY, IOWA**

The Northeast Quarter (¼) of the Northeast (¼) and the North Half (½) of the Southeast Quarter (¼) of the Northeast Quarter (¼) of Section Nineteen (19), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A", located therein containing 5.60 acres as shown in Plat of Survey filed in Farm Plat Record 1, Page 129 on January 27, 1978, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT all that part of Parcel "A", located therein, as shown in Plat of Survey filed in Farm Plat Record 2, Page 464 on May 12, 1994, in the Office of the Recorder of Madison County, Iowa.

State of Iowa, Clarke County, ss:

I, Mason T. McCoy, attorney at law, being first duly sworn do hereby depose and state of my personal knowledge that:

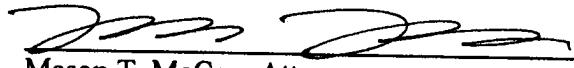
1. The Reynoldson Law Firm through Elisabeth Reynoldson prepared a Warranty Deed from Bernard W. Gray and Thelma L. Gray, husband and wife, to themselves as joint tenants with said Warranty Deed being filed August 18, 2017 at Book 2017, Page 2590 of the Madison County records.

3. This deed contains a scrivener's error in that a portion of the legal description above was incorrectly included in said Deed.

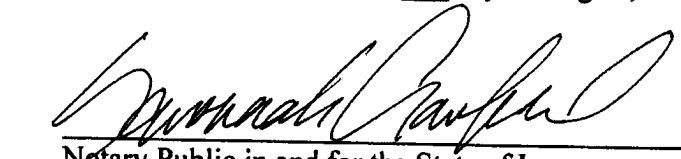
4. Both Bernard W. Gray and Thelma L. Gray are deceased, with Thelma L. Gray being the second to pass away. Her Estate was opened as ESPR013331 in Madison County and said Estate was closed on June 26, 2023. The Estate claimed no interest in the above-described property.

4. This Affidavit is given to clear the scrivener's error found in the above-referenced Deed and to clear title as to this stray deed.

Dated this 14 day of August, 2026.


Mason T. McCoy, Attorney

Subscribed and sworn to before me by Mason T. McCoy on this 14 day of August,
2026.


Notary Public in and for the State of Iowa

