



Document 2026 2864

Book 2026 Page 2864 Pages 2

Date 9/24/2026 Time 12:52:16PM

Rec Amt \$12.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (6871ROGI)

Return To: Jon Paul Moore and Elizabeth Ann Moore, 530 SE Whitetail Lane, Waukee, IA 50263

Taxpayer Information: Jon Paul Moore and Elizabeth Ann Moore, 530 SE Whitetail Lane, Waukee, IA 50263

JWC193256

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AFFIDAVIT OF DISCLAIMER

Re: Lot One (1) of Patterson Hills Subdivision, located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa (3)

AND

Lot Two (2) of Patterson Hills Subdivision, located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa (3)

We the undersigned, having been first duly sworn, do hereby depose and state as follows:

1. That a Quit Claim Deed from Gregory S. Broadbent and Sherri D. Broadbent, a married couple, to Gregory S. Broadbent, and his successors or assigns, as Co-Trustee of the Gregory S. Broadbent Revocable Trust u/a/d June 11, 2026, an undivided one-half interest; and Sherri D. Broadbent, and her successors or assigns, as Co-Trustee of the Sherri D. Broadbent Revocable Trust u/a/d June 11, 2026, an undivided one-half interest, dated June 11, 2026, and filed July 2, 2026, at Book 2026 at Page 1991 of the county records erroneously purported to convey the above-described properties found in the SW 1/4 SE 1/4 of Section 36, Township 76 North, Range 27 West of the 5th P.M., Maddison County, Iowa.
2. Due to the above legal description error in said Quit Claim Deed, we are filing this Affidavit to disclaim any interest in the above-described property, which may have been created by, or arising from the filing of said Quit Claim Deed and any other irregularities in the chain of title to the subject real estate.

We offer this Affidavit to clear a potential cloud on the chain of title to the above-described real estate.

Dated: 9-21-26

Gregory S. Broadbent Revocable Trust
u/a/d June 11, 2026,

By: [Signature]
Gregory S. Broadbent, Trustee

Sherri D. Broadbent Revocable Trust
u/a/d June 11, 2026,

By: [Signature]
Sherri D. Broadbent, Trustee

STATE OF Iowa)
) ss:
COUNTY OF Warrren)

This record was acknowledged before me on 9/21/2026, by Gregory S. Broadbent, as Co-Trustee of the Gregory S. Broadbent Revocable Trust u/a/d June 11, 2026, and Sherri D. Broadbent, as Co-Trustee of the Sherri D. Broadbent Revocable Trust u/a/d June 11, 2026.

[Signature]
Notary Public in and for said State

