

BK: 2026 PG: 2987
Recorded: 10/6/2026 at 1:23:48.0 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 & AFTER RECORDING RETURN TO:

Learned & Associates, P.C., c/o Chad Learned, 812 Ashworth Road, West Des Moines, IA 50265,
515.225.8488

AFFIDAVIT OF SCRIVENERS ERROR AND MORTGAGE AND ASSIGNMENT MODIFICATION
AFFIDAVIT

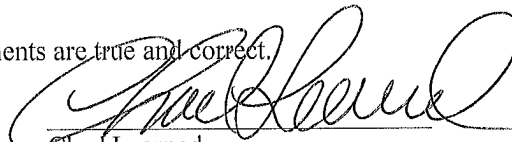
I, the undersigned, Chad Learned a practicing attorney in Polk County, Iowa, being first sworn on oath hereby deposes and says:

1. That on December 22, 2025, prior to the recording of the Mortgage recorded on December 29, 2025 in Book 2025 Page 3538, Mortgagor Timothy McKinney and Kelly McKinney, and Lender as TruBank, and an Assignment of Mortgage, filed December 29, 2025 in Book 2025 Page 3539..
2. The legal description on the Mortgage and Assignment of Mortgage read, **Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, including all that parts of the former right-of-way of the Chicago, Burlington and Quincy Railroad Company, which lies South of the South line of Carpenter Street extended, more particularly described as follows: Commencing at the Southeast Corner of the Northeast Quarter (1/4) of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, thence along the South line of the Southeast Quarter (1/4) of the Northeast Quarter of said Section Twenty-three(23), South 85°22'33" West, 1,065.49 feet to the point of beginning, thence continuing along said South line. South 85°22'33" West 255.55 feet to the Southwest Corner of said Southeast Quarter (1/4) of the Northeast Quarter (1/4), thence along the West line of said Southeast Quarter (1/4) of the Northeast Quarter (1/4) North 00°01'39" East, 319.52 feet, thence Northerly 129.41 feet along a non-tangent, 1,502.84 foot radius curve, concave southeasterly, having a central angle of 04°56'02" and a long chord, North 08°10'33", East 129.37 feet; thence along the South line of Carpenter Street extended, North 90°00'00" East, 50.91 feet, thence Southerly 133.65 feet along the westerly line of Lot Thirty-three (33), Kephart's Addition Plat No. (2) to St. Charles, on a 1,452.84 foot radius curve, concave southeasterly, having a central angle of 05°16'15" and a long chord, South 08°22'41" West, 133.61 feet, thence along the south line of said Lot Thirty-three (33), North 89°57'39" East 204.76 feet to the Southeast Corner of said Lot Thirty-three (33), thence South 00°00'21" West, 294.94 feet to the Point of Beginning, said parcel of land contains 1.937 Acres, and Lot Thirty-three (33) of Kephart's Addition to St Charles, Iowa, Plat No. 2, a Subdivision in the City of St. Charles, Madison County, Iowa.**
3. The Correct legal description is, **A parcel of land in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, including all that parts of the former right-of-way of the Chicago, Burlington and Quincy Railroad Company, which lies**

South of the South line of Carpenter Street extended, more particularly described as follows:
Commencing at the Southeast Corner of the Northeast Quarter (1/4) of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, thence along the South line of the Southeast Quarter (1/4) of the Northeast Quarter of said Section Twenty-three(23), South 85°22'33" West, 1,065.49 feet to the point of beginning, thence continuing along said South line. South 85°22'33" West 255.55 feet to the Southwest Corner of said Southeast Quarter (1/4) of the Northeast Quarter (1/4), thence along the West line of said Southeast Quarter (1/4) of the Northeast Quarter (1/4) North 00°01'39" East, 319.52 feet, thence Northerly 129.41 feet along a non-tangent, 1,502.84 foot radius curve, concave southeasterly, having a central angle of 04°56'02" and a long chord, North 08°10'33", East 129.37 feet; thence along the South line of Carpenter Street extended, North 90°00'00" East, 50.91 feet, thence Southerly 133.65 feet along the westerly line of Lot Thirty-three (33), Kephart's Addition Plat No. (2) to St. Charles, on a 1,452.84 foot radius curve, concave southeasterly, having a central angle of 05°16'15" and a long chord, South 08°22'41" West, 133.61 feet, thence along the south line of said Lot Thirty-three (33), North 89°57'39" East 204.76 feet to the Southeast Corner of said Lot Thirty-three (33), thence South 00°00'21" West, 294.94 feet to the Point of Beginning, said parcel of land contains 1.937 Acres, and Lot Thirty-three (33) of Kephart's Addition to St Charles, Iowa, Plat No. 2, a Subdivision in the City of St. Charles, Madison County, Iowa.

By the filing of this Affidavit the above referenced instruments shall be deemed corrected and modified in so far as correcting the typo in the legal description to reflect the correct legal described in paragraph 3 above, and a valid lien on the above-described real estate.

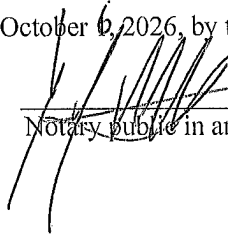
I do state and avow that the foregoing statements are true and correct.


Chad Learned

STATE OF IOWA

Polk County ss:

Signed and sworn or affirmed to before me on October 6, 2026, by the above-named signor


Notary public in and for said County and State

