

BK: 2026 PG: 539  
Recorded: 3/2/2026 at 8:30:21.0 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

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Preparer: Taylor R. Francis, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (169331)  
Return To: Taylor R. Francis, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266

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### AFFIDAVIT

**RE: A tract of land commencing at the Northeast Corner of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-six (26) West of the Fifth Principal Meridian, Madison County, Iowa, thence South 00 degrees 00 minutes 00 seconds East along the East line of said Section Thirty-six (36), 2150.42 feet to the point of beginning, thence South 90 degrees 00 minutes 00 seconds West, 414.0 feet to a point, thence South 00 degrees 00 minutes 00 seconds East 210.43 feet to a point, thence South 90 degrees 00 minutes 00 seconds East, 414.0 feet to a point on the East line of said Section Thirty-Six (36), thence North 00 degrees 00 minutes 00 seconds West along said East line 210.43 feet to the point of beginning said Parcel containing 2.0 acres more or less subject to existing road right of way and easements thereon, if any. Subject to all building restrictions and easements of record.**

**AND**

**Commencing at the Northeast Corner of Section 36, Township 76 North, Range 26 West of the 5th Principal Meridian, Madison County, Iowa; thence South 00°00'00" 2,360.85 feet along the section line to the point of beginning. Thence continuing South 00°00'00" 100.00 feet, thence North 64°12'54" West 229.89 feet; thence North 90°00'00" East 207.00 feet to the point of beginning. Said parcel contains 0.238 acres.**

**AND**

**Commencing at the East Quarter Corner of Section 36, T76N, R26W of the 5th P.M., Madison County, Iowa; thence along the East line of the NE 1/4 said Section 36, North 00°00'00", 206.37 feet; thence North 64°12'54" West, 459.78 feet to the point of**

beginning. Thence North 00°00'00", 426.08 feet; thence North 90°00'00" West, 122.68 feet; thence South 00°00'00", 426.08 feet; thence South 90°00'00" East, 122.68 feet to the point of beginning. Said parcel of land contains 1.200 acres.

**LESS AND EXCEPT**

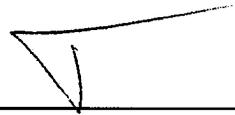
Commencing at the Northeast Corner of Section 36, Township 76 North, Range 26 West of the 5th Principal Meridian, Madison County, Iowa; thence South 00°00'00" 2,360.85 feet along the section line, thence continuing South 90°00'00" West, 207.00 feet to the point of beginning. Thence North 64°12'54" West 229.89 feet; thence South 00°00'00" 100.00 feet; thence North 90°00'00" East 207.00 feet to the point of beginning. Said parcel contains 0.238 acres.

I, Taylor R, Francis, an attorney with Wasker, Dorr, Wimmer & Marcouiller, P.C., after being duly sworn upon oath, do hereby state as follows:

- a. That the Warranty Deed wherein Grantor, Ashley Vance, conveyed the above-described real estate to Grantees, Joseph Warren Aschoff and Tessa Nadine Aschoff, recorded December 8, 2025 in the Office of the Madison County Recorder in Book 2025 at Page 3335 and re-recorded February 24, 2026 in the Office of the Madison County Recorder in Book 2026 at Page 481 contained a scrivener's error in the legal description.
- b. That the Mortgage wherein Grantors/Borrowers, Joseph Warren Aschoff and Tessa Nadine Aschoff executed in favor of Lender, Cardinal Financial Company, recorded December 8, 2025 in the Office of the Madison County Recorder in Book 2025 at Page 3336 and re-recorded February 24, 2026 in the Office of the Madison County Recorder in Book 2026 at Page 482 also contained a scrivener's error in the legal description.
- c. That the legal description in both of the documents referenced above purported to encumber and/or convey the final paragraph in the legal description above, which is a parcel containing 0.238 acres.
- d. Said 0.238 acre parcel should have been noted as an exception to the legal description, rather than included therein.
- e. In relevant part, said section of said legal description should have read "LESS AND EXCEPT Commencing at the Northeast Corner of Section 36," rather than "AND Commencing at the Northeast Corner of Section 36."
- f. Said 0.238 acres was never intended to be included in the subject property that comprised this conveyance/encumbrance. It was only included due to typographical error.

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

DATED this 26 day of February, 2026.



Taylor R. Francis

STATE OF IA )  
COUNTY OF Polk ) ss:

This record was acknowledged before me on February 26, 2026, by Taylor R. Francis.



Notary Public in and for the State of Iowa

