



Document 2012 3881

BK: 2012 PG: 3881 Type 06 009 Pages 3
Recorded: 12/21/2012 at 9:50:00.0 AM
Fee Amount: \$17.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

INDX ✓
ANNO
SCAN
CHEK

Affidavit of Explanation
Recorder's Cover Sheet

Preparer Information:

Michael P. Holzworth, 5835 Grand Avenue, Suite 104, Des Moines, Iowa 50312, 515-274-0279

Taxpayer Information:

Jeffry R. Kiddoo, 3210 Fawn Avenue, Lorimor, Iowa 50149

Return Address

Karen L. Karr, 666 Grand Avenue, Suite 2000, Des Moines, Iowa 50309

Grantors (Affiant): Patricia Lynn Libby

Grantees: The General Public

Legal Description: See Page 2

Document or instrument number if applicable: N/A

AFFIDAVIT OF EXPLANATION

STATE OF IOWA, COUNTY OF MADISON, ss.

I, Patricia Lynn Libby, formerly known as Patricia Lynn Kiddoo, after being duly sworn, depose and state as follows:

1. I was married to Jeff Kiddoo.
2. At one time I was a trustee of the Kiddoo Trust, Substituted Trust Agreement, established under court Decree dated February 8, 1999 (the "Kiddoo Trust").
3. I was a Defendant in the Madison County case entitled Jeffry Ray Kiddoo vs. Patricia Lynn Kiddoo in which a Decree of Dissolution of Marriage was granted on or about November 30, 1999.
4. At or about that same time I relinquished my duties and responsibilities as a trustee in the Kiddoo Trust.
5. I executed a Quit Claim Deed dated June 1, 2001, filed on June 11, 2001, in Book 2001, Page 2421, in the Madison County Recorder's Office, to quit claim deed my marital interest in the below-described property, per the terms of our divorce Decree.
6. Wherever in the chain of title to the below-described real estate Jeff Kiddoo's name appears, that is one and the same person as Jeffry Raymond Kiddoo.
7. I give this Affidavit to explain why I did not sign the Warranty Deed filed in the Madison County Recorder's Office on April 6, 2001, in Book 2001 at Page 1366, transferring to Jeff Kiddoo the below described real estate from Raymond F. Kiddoo and Jeff Kiddoo, trustees of the Kiddoo Trust established under court Decree dated February 8, 1999.
8. This Affidavit is given freely and voluntarily of my own personal knowledge to remove an apparent cloud on the title of the following described real estate:

The S½ of the SE¼ of Section 2, Township 74 North, Range 29 West of the 5th P.M., Madison County, Iowa, except Parcel "A", located in a portion of the Southeast Quarter (1/4) of said Section Two (2), containing 1.00 acre, as shown in Plat of Survey filed in Book 3, Page 616 on August 11, 2000, in the Office of the Recorder of Madison County, Iowa, and other land.

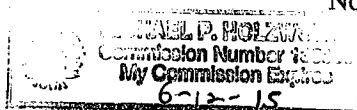
Patricia Lynn Libby

Patricia Lynn Libby
formerly known as Patricia Lynn Kiddoo

Subscribed and sworn to before me, a Notary Public, by Patricia Lynn Libby, formerly known as Patricia Lynn Kiddoo, on the 9 day of Dec, 2012.

[Signature]

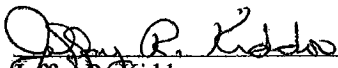
Notary Public in and for the State of Iowa



POWER OF ATTORNEY

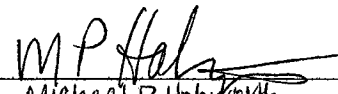
The undersigned owner in possession of the above-described real estate directs that this Affidavit be filed of record and appoints Karen L. Karr, Michael Holzworth and the Madison County Recorder, and each of them individually, as the authorized attorneys-in-fact to file the same.

Owner in Possession
Jeffry R. Kiddoo


Jeffry R. Kiddoo

STATE OF IOWA
COUNTY OF Madison

On this 19 day of December, 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared Jeffry R. Kiddoo, known to be the identical person named in and who executed the foregoing instrument as his voluntary act and deed.


Michael P. Holzworth
Notary Public in and for State of Iowa

