



Document 2013 617

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

AFFIDAVIT

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067
(515) 462-4912

1170VB

Taxpayer Information: (name and complete address)

Randy J. and Deborah A. Ripperger, 623 W. Washington, Winterset, IA 50273

☒ **Return Document To:** (name and complete address)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067

Grantors:

Randy J. Ripperger
Deborah A. Ripperger

Grantees:

Randy J. Ripperger
Deborah A. Ripperger

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A

STATE OF IOWA)
) SS
COUNTY OF MADISON)

AFFIDAVIT

I, John E. Casper, upon being duly sworn, does hereby depose and state:

The Affiant is an attorney practicing in Madison County, Iowa and is well and truly acquainted with a Trust Warranty Deed which is dated August 26, 2011 and filed for record on December 28, 2011 in the Madison County Recorder's Office in Book 2011 at Page 3519 describing therein the real estate as:

Lot Five (5) of West Addition to the Original Town of Winterset, Madison County, Iowa.

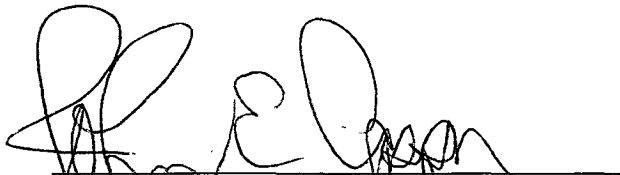
The Affiant further states that this description of real estate being conveyed contained a scrivener's error in that the legal description omitted the word "Court" in describing the Addition to the Town of Winterset, Iowa in which the real estate therein being conveyed is actually located. In truth and in fact, the Grantor and the Grantees and their predecessors in title intended to convey, and did convey, in that Deed described above the real estate legally described as:

Lot Five (5) of West Court Addition to the City of Winterset, Madison County, Iowa.

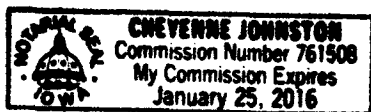
The Affiant is also well and truly acquainted with the Court Officer Deed which was filed for record on September 27, 2000 in the Madison County Recorder's Office in Record Book 64 at Page 261. The Grantor in this Court Officer Deed and in this Trust Warranty Deed first referenced above did not claim any right, title or interest in and to nor did these Grantors intend to convey any right, title and interest in and to the real estate legally described as:

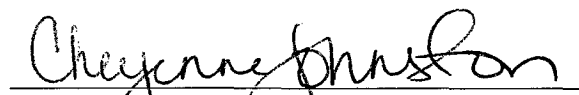
Lot Five (5) in Block Fifteen (15) of West Addition to the City of Winterset, Madison County, Iowa.

Further the Affiant sayeth not.


John E. Casper

Subscribed and sworn to before me by John E. Casper on this 22nd day of February, 2013 at Winterset, Iowa.




Cheyenne Johnston,
Notary Public in and for the State of Iowa