



Document 2016 2910

Book 2016 Page 2910 Type 06 009 Pages 1
Date 9/30/2016 Time 1:46:49PM
Rec Amt \$7.00

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

✓ Preparer Information/Return to: Matthew M. Kern, 4201 Westown Parkway -Suite 250, WDM, IA (515) 283-1801

(MDK20993)

AFFIDAVIT OF EXPLANATORY OF TITLE

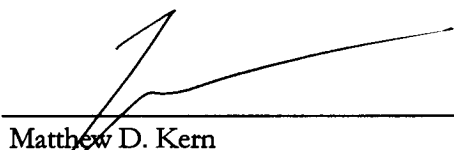
RE: **The South 94 feet of the East 150 feet of Park Lot in Block Four (4) of the Original Town of Truro (formerly called Ego), Madison County, Iowa.**

I, Matthew D. Kern, after being duly sworn upon oath, do hereby state as follows:

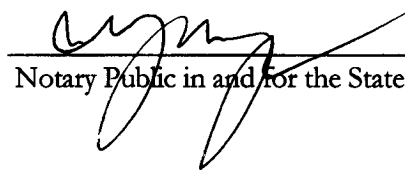
1. I am an attorney licensed to practice in the State of Iowa;
2. I am familiar with the chain of title to the above described property;
3. I was the preparer of the Special Warranty Deed dated April 26, 2016 and filed May 3, 2016 in Book 2016 at Page 1143 with the office of the Madison County Recorder. Said deed contained a scrivener error wherein "U.S. Bank National Association, as successor by merger to" was mistakenly included as the grantor section of said deed;
4. I am familiar with CR Properties 2015, LLC and I can further confirm that they were never affiliated, nor were they involved in any sort of merger with U.S. Bank National Association;

I offer this affidavit to clear a potential cloud on the chain of title to the above-described real estate due to the scrivener's error contained in the above referenced Special Warranty Deed.

DATED this 28th day of September, 2016.


Matthew D. Kern

SUBSCRIBED AND SWORN to before me this 28th day of September, 2016.


Notary Public in and for the State of Iowa

