

BK: 2016 PG: 4021
Recorded: 12/29/2016 at 9:52:17.0 AM
Fee Amount: \$12.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

Prepared by and Return to:

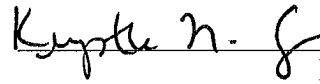
Krystle L. Campa, 4201 Westown Parkway, Ste 300, West Des Moines, Iowa 50266 Phone 515/288-2500

AFFIDAVIT OF SCRIVENER'S ERROR

RE: Parcel "N" located in the Northwest Quarter (¼) of the Southeast Quarter (¼) of Section Thirty One (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 6,600 square feet, as shown in Amended Plat of Survey filed in Book 2015, Page 3257 on November 2, 2015, in the Office of the Recorder of Madison County, Iowa.

I, Krystle L. Campa, being first duly sworn on oath, hereby depose and state that I prepared a Warranty Deed for the real property described above which was recorded in the Madison County Recorder's Office on December 19, 2016, as Document No. 2016 3906 (Book 2016, Page 3906). In the first paragraph of the body of the recorded Warranty Deed there were two scrivener's errors. The grantee incorrectly stated "Walnut Telephone Company, Inc., an Iowa corporation d/b/a Walnut Communications" and also incorrectly referred to "Pottawattamie County". The correct name of the grantee is "**City of Winterset, Iowa**", as set forth on the Recorder's Cover Sheet, and the correct county reference is "**Madison County**".

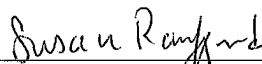
This Affidavit is given to clear any cloud of title on the real property described above resulting from the scrivener's errors.



Krystle L. Campa

State of Iowa, Polk County, ss:

This record was acknowledged before me on December 23, 2016, by Krystle L. Campa.



Print Name: Susan Ransford
Notary Public in and for the State of Iowa

(Notary Seal)