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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

EJ
This document was prepared by:
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Nations Lending Corporation
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Independence, OH 44131
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3 Return to: Same
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LOAN #: 300116104767

MANUFACTURED HOME AFFIDAVIT OF AFFIXATION

STATE OF IA

COUNTY OF Madison

This Manufactured Home Affidavit of Affixation is made this 29th day of December, 2016 and is incorporated into and shall be deemed to supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower" or "Homeowner") to secure Borrower's Note to Nations Lending Corporation, a Corporation

("Lender").

Borrower and Lender state that it is their intent that the manufactured home be and remain permanently attached to and part of the real property, and that it be regarded as an immovable fixture thereto and not as personal property.

"Homeowner" being duly sworn, on his, her or their oath state(s) as follows:

1. Homeowner owns the manufactured home ("Home") described as follows:

New _____ Used X Year 1998 Length 48 Width 27

Manufacturer/Make Redman

Model Name or Model No. 5628-39CTD

Serial No. SN-1378934K824

Serial No. _____

Serial No. _____

Serial No. _____

HUD Label Number(s) PFS524682;530293

Certificate of Title Number _____

ATTENTION COUNTY CLERK: This instrument covers goods that are or are to become fixtures on the Land described herein and is to be filed for record in the records where conveyances of real estate are recorded.

Ellie Mae, Inc.

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Initials: *GMN*

GMNARDU 0116

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2. The Home was built in compliance with the federal Manufactured Home Construction and Safety Standards Act.
3. If the Homeowner is the first retail buyer of the Home, Homeowner is in receipt of (i) the manufacturer's warranty for the Home, (ii) the consumer manual for the Home, (iii) the Insulation Disclosure for the Home, and (iv) the formaldehyde health notice for the Home.
4. The Homeowner is in receipt of manufacturer's recommended maintenance program regarding the carpets and manufacturer's warranties covering the heating/cooling system, hot water heater, range, etc.
5. The Home is or will be located at the following "Property Address":
1986 Quarry Trail, Winterset

Madison, IA 50273

(Street or Route, City)
(County) (State, Zip Code)

6. The legal description of the Property Address ("Land") is typed below or please see attached legal description.
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A".

7. The Homeowner is the owner of the Land or, if not the owner of the Land, is in possession of the real property pursuant to a lease in recordable form, and the consent of the lessor is attached to this Affidavit.
8. The Home is or shall be anchored to the Land by attachment to a permanent foundation, constructed in accordance with applicable state and local building codes and manufacturer's specifications in a manner sufficient to validate any applicable manufacturer's warranty, and permanently connected to appropriate residential utilities (e.g., water, gas, electricity, sewer) ("Permanently Affixed"). The Homeowner intends that the Home be an immoveable fixture and a permanent improvement to the Land.
9. The Home shall be assessed and taxed as an improvement to the Land. The Homeowner understands that if the Lender does not escrow for these taxes, that the Homeowner will be responsible for payment of such taxes.

ATTENTION COUNTY CLERK: This instrument covers goods that are or are to become fixtures on the Land described herein and is to be filed for record in the records where conveyances of real estate are recorded.

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10. The Home is subject to the following security interests (each, a "Security Interest"):

NATIONS LENDING CORPORATION

Name of Lienholder

Name of Lienholder

Address:

**4 SUMMIT PARK DRIVE SUITE 200
Independence, OH 44131**

Address:

Original Principal

Amount Secured: \$ 122,735.00

Original Principal

Amount Secured: \$ _____

11. Homeowner agrees that as of today, or if the Home is not yet located at the Property Address, upon the delivery of the Home to the Property Address:

- (a) All permits required by governmental authorities have been obtained;
- (b) The foundation system for the Home was designed by an engineer to meet the soil conditions of the Land. All foundations are constructed in accordance with applicable state and local building codes, and manufacturer's specifications in a manner sufficient to validate any applicable manufacturer's warranty;
- (c) If piers are used for the Home, they will be placed where recommended by the Home manufacturer;
- (d) The wheels, axles, towbar or hitch were removed when the Home was placed on the Property Address; and
- (e) The Home is (i) Permanently Affixed to a foundation, (ii) has the characteristics of site-built housing, and (iii) is part of the Land.

12. If the Homeowner is the owner of the Land, any conveyance or financing of the Home and the Land shall be a single transaction under applicable state law.

13. Other than those disclosed in this Affidavit, the Homeowner is not aware of (i) any other claim, lien or encumbrance affecting the Home, (ii) any facts or information known to the Homeowner that could reasonably affect the validity of the title of the Home or the existence or non-existence of security interests in it.

14. The Homeowner hereby initials one of the following choices, as it applies to title to the Home:

- ☐ A. The Home is not covered by a certificate of title. The original manufacturer's certificate of origin, duly endorsed to the Homeowner, is attached to this Affidavit, or previously was recorded in the real property records of the jurisdiction where the Home is to be located.
- ☐ B. The Home is not covered by a certificate of title. After diligent search and inquiry, the Homeowner is unable to produce the original manufacturer's certificate of origin.
- ☒ C. The manufacturer's certificate of origin and/or certificate of title to the Home ☐ shall be ☒ has been eliminated as required by applicable law.
- ☐ D. The Home shall be covered by a certificate of title.

15. This Affidavit is executed by Homeowner pursuant to applicable state law.

ATTENTION COUNTY CLERK: This instrument covers goods that are or are to become fixtures on the Land described herein and is to be filed for record in the records where conveyances of real estate are recorded.



LOAN #: 300116104767

This Affidavit is executed by Homeowner(s) and Lienholder(s) pursuant to applicable state law and shall be recorded in the real property records in the county in which the real property and manufactured home are located.


DUSTIN MUELLNER 12-29-16 (Seal)
DATE


MOLLY MUELLNER 12-29-16 (Seal)
DATE

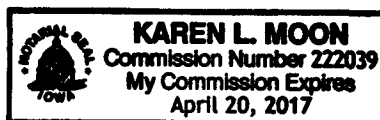
State of IOWA

County of ~~MADISON~~ POLK

On this 29th day of DECEMBER, 2016, before me, a Notary Public in the State of Iowa, personally appeared DUSTIN MUELLNER AND MOLLY MUELLNER, to me personally known to be the person(s) named in and who executed the forgoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

My commission expires: _____

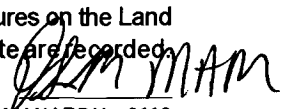

Notary Public in and for said County and State



ATTENTION COUNTY CLERK: This instrument covers goods that are or are to become fixtures on the Land described herein and is to be filed for record in the records where conveyances of real estate are recorded.

Ellie Mae, Inc.

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LOAN #: 300116104767

IN WITNESS WHEREOF, Lender, being duly sworn on oath, intends that the Home be and remain Permanently Affixed to the Land and that the Home be an immoveable fixture and not as personal property.

Nations Lending Corporation, a Corporation

Lender

Amy Moeller Amy Moeller
By: Authorized Signature

STATE OF: Ohio

COUNTY OF: Cuyahoga

)
SS.:
)

On the 29th day of December in the year 2016 before me, the undersigned, a Notary Public in and for said State, personally appeared Amy Moeller

[Signature] personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

Notary Signature

Keith A. McCutcheon

Notary Printed Name

Notary Public; State of Ohio
Qualified in the County of Cuyahoga
My Commission expires: August 23, 2017

Official Seal:



KEITH A. MCCUTCHEON
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
August 23, 2017

ATTENTION COUNTY CLERK: This instrument covers goods that are or are to become fixtures on the Land described herein and is to be filed for record in the records where conveyances of real estate are recorded.

Ellie Mae, Inc.

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LOAN #: 300116104767

Exhibit A

APN #: 400072664004000

The following described Real Estate in **Madison** County, Iowa, to-wit:

Parcel "E" located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 291, on July 9, 1998 in the Office of the Recorder of Madison County, Iowa.



Locally known as: 1986 Quarry Trail, Winterset, IA 50273

RE: Dustin Muellner / 300116104767

Ellie Mae, Inc.

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