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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared By: Mark L. Smith, P.O. Box 230, Winterset, IA 50273 Telephone: 515/462-3731
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AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA

:

:SS

COUNTY OF MADISON

:

I, Steven Russell Parker, after being duly sworn upon oath, state as follows:

This Affidavit concerns the following-described real estate:

Parcel "A" located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-eight (28), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 30 Acres, as shown in Plat of Survey filed in Book 2003, Page 7332 on December 16, 2003, in the Office of the Recorder of Madison County, Iowa.



On December 15, 2003, Richard D. Gibson and Opal Gibson, Husband and Wife, contracted with myself and Alice Marie Parker to sell us the following-described real estate:

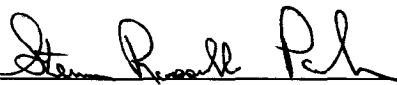
The East 30 acres (East 990 feet) of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section Twenty-eight (28), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa;

and, that Real Estate Contract was recorded on December 16, 2003, in Book 2003, Page 7352 of the Recorder's Office of Madison County, Iowa. On that same day a Survey was prepared for the piece of ground that was being purchased and filed of record in Book 2003, Page 7332 of the

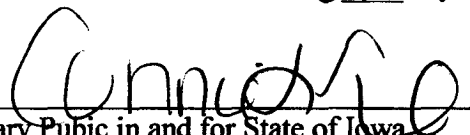
Recorder's Office of Madison County, Iowa. On December 27, 2007, a Warranty Deed in fulfillment of said Real Estate Contract was signed by Richard D. Gibson and Opal Gibson and recorded on May 1, 2012, in Book 2012, Page 1285 of the Recorder's Office of Madison County, Iowa. This Warranty Deed should have used the legal description from the Plat of Survey but instead again used the legal description that was in the Real Estate Contract.

This Affiant knows of his own personal knowledge that the intent of this Warranty Deed was to grant Steven Russell Parker and Alice Marie Parker Parcel "A" located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-eight (28), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 30 Acres as shown in Plat of Survey filed in Book 2003, Page 7332, on December 16, 2003, in the Office of the Recorder of Madison County, Iowa.

This Affidavit is given to clear any discrepancy between the Plat's legal description and the legal description that was used in the Contract and Deed and to state that the true and correct legal description of the land owned by Steven Russell Parker and Alice Marie Parker is that shown in the Plat of Survey outlined herein.


Steven Russell Parker

Subscribed and sworn to before me by the said Steven Russell Parker on this 31st day of March, 2017.


Notary Public in and for State of Iowa

