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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Prepared By: Mark L. Smith, POB 230, Winterset, IA 50273 Telephone No.: 515-462-3731

✓ Return To: Mark L. Smith, POB 230, Winterset, IA 50273

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA :
 :SS
COUNTY OF MADISON :

I, A. Zane Blessum , after first being duly sworn upon oath, depose and state as follows:

1. This is an Affidavit Explanatory of Title to the following-described real property:

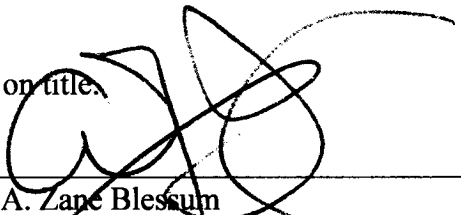
See Attached Legal Description

2. I am an attorney practicing in Madison County, Iowa, and I was involved in the proceedings regarding the Declaration of Covenants, Conditions, and Restrictions for Valley View Estates which has the attached legal description.

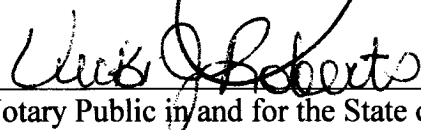
3. Although the Declaration of Covenants, Conditions and Restrictions for Valley View Subdivision call for a homeowner's association with the authority to assess individual lots, no such association was ever formed.

4. There have also never been any assessments made and thus there are no outstanding association dues.

5. I give this affidavit to clear any perceived cloud on title.


A. Zane Blessum

Subscribed and sworn to before me by the said A. Zane Blessum on this 22nd day of July, 2017.


Notary Public in and for the State of Iowa



Legal Description:

The Northwest Quarter (1/4) of the Southwest Quarter (1/4), and all that part of the East Half (1/2) of the West Half (1/2) of the Northwest Quarter (1/4), and of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) lying South of the Public Highway, all in Section 8, Township 75 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Commencing at the Southwest Corner of the Northwest Quarter (1/4) of Section Eight (8), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence along the West Line of said Northwest Quarter (1/4), North 00°00'00", 1,288.00 Feet to the Centerline of Public Highway G-50; thence along said Centerline, South 87°55'00" East, 322.57 Feet; thence Southeasterly 336.33 Feet along a 3,819.72 Foot Radius Curve Concave Southwesterly and having a Central Angle of 5°02'42", to the Point of Beginning, Thence Continuing Southeasterly 227.00 Feet along a 3,819.72 Foot Radius Curve, Concave Southwesterly and having a Central Angle of 03°24'18"; thence South 79°28'00" East, 342.79 Feet; Thence Southeasterly 509.17 Feet Along a 2,864.79 Foot Radius Curve, Concave Northeasterly and Having a Central Angle of 10°11'00"; Thence Continuing Along said Centerline, South 89°39'00" East, 899.50 Feet to the East Line of the Southeast Quarter(1/4) of the Northwest (1/4) of Said Section 8; Thence along said East Line, South 00°10'55" East, 1,099.68 Feet to the Southeast corner of said Southeast Quarter (1/4) of the Northwest Quarter (1/4); Thence South 00°06'31" West, 1,301.79 Feet to the Southeast Corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Said Section 8; Thence South 89°35'03" West, 1,309.66 Feet to the Southwest Corner of Said Northeast Quarter(1/4) of the Southwest (1/4); Thence North 00°04'05" East, 1,312.64 Feet to the Northwest Corner of said Northeast Quarter (1/4) of the Southwest Quarter (1/4); Thence South 89°41'58" West, 651.17 Feet; Thence North 00°24'06" West, 1,253.00 Feet, Along the West Line of the East Half (1/2) of the West Half (1/2) of the Northwest Quarter (1/4) of Said Section 8, to the Point of Beginning, Said Tract of Land Contains 90.54 Acres Including 3.80 Acres of Public Highway Right of Way