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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared By and After

Recording Return To: Joel B. Templeman, 317 Sixth Avenue, Suite 300, Des Moines, IA 50309-4127 Telephone (515) 243-8157

AFFIDAVIT OF SCRIVENER'S ERROR

I, Joel B. Templeman, being first duly sworn do upon my oath depose and state of my personal knowledge that:

1. I am a licensed attorney practicing in Polk County, Iowa and the surrounding counties.

2. I represent IPE1031 REV223, LLC, the grantee of the real property identified in the attached Exhibit "A" pursuant to the two (2) Trustee Warranty Deeds dated December 27, 2016 and recorded December 29, 2016 in Book 2016, Page 4033, and Book 2016, Page 4039, respectively, of the Records of Madison County (the "Jordan Deeds") and prepared the Jordan Deeds (all Book and Page references are to the index of the Recorder of Madison County, Iowa unless otherwise indicated).

3. I also prepared four (4) separate Individual Trustee's Affidavits, which were prepared in conjunction with the Jordan Deeds as follows:

- a. Individual Trustee's Affidavit dated December 27, 2016 and recorded December 29, 2016 in Book 2016, Page 4036 ("First Affidavit");
- b. Individual Trustee's Affidavit dated December 27, 2016 and recorded December 29, 2016 in Book 2016, Page 4037 ("Second Affidavit");
- c. Individual Trustee's Affidavit dated December 27, 2016 and recorded December 29, 2016 in Book 2016, Page 4042 ("Third Affidavit"); and
- d. Individual Trustee's Affidavit dated December 27, 2016 and recorded December 29, 2016 in Book 2016, Page 4043 ("Fourth Affidavit").

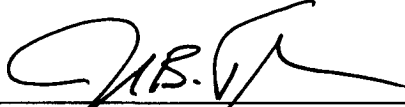
4. The First Affidavit contains the following scrivener's errors: (a) In the 6th line of Paragraph No. 1, the reference to "Trustee Warranty Deed" should read "Court Officer Deed"; and (b) In the 7th line of Paragraph No. 1, the reference to "Page 4033" should read "Page 4030."

5. The Second Affidavit contains the following scrivener's errors: (a) In the 6th line of Paragraph No. 1, the reference to "Trustee Warranty Deed" should read "Court Officer Deed"; and (b) In the 8th line of Paragraph No. 1, the reference to "4033" should read "4030."

6. The Third Affidavit contains the following scrivener's errors: (a) In the 6th line of Paragraph No. 1, the reference to "Trustee Warranty Deed" should read "Court Officer Deed"; and (b) in the 7th line of Paragraph No. 1, the reference to "Page 4039" should read "Page 4030."

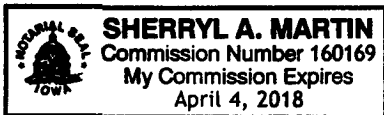
7. The Fourth Affidavit contains the following scrivener's errors: (a) In the 6th line of Paragraph No. 1, the reference to "Trustee Warranty Deed" should read "Court Officer Deed"; and (b) In the 7th line of Paragraph No. 1, the reference to "Page 4039" should read "Page 4030."

Dated this 14th day of August, 2017.


Joel B. Templeman, Affiant

STATE OF IOWA, POLK COUNTY, ss:

Subscribed and sworn to before me by Joel B. Templeman this 14th day of August, 2017.



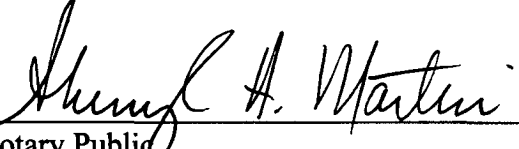

Notary Public

EXHIBIT A

The South Three-fourths ($\frac{3}{4}$) of the West Three-fourths ($\frac{3}{4}$) of Section Twenty-six (26), AND the North Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) and the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-five (35) and all that part of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-five (35) lying North and West of the center channel of Middle River; AND all that part of the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty-six (36) lying North and West of the center channel of Middle River, ALL in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT the following tracts:

1. A tract of land located in the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-six (26), described as follows, to-wit: Beginning at a point 923 feet North of the Southwest corner of said Section Twenty-six (26), thence East 263 feet, thence North 250 feet, thence West 263 feet, thence South 250 feet to the point of beginning, containing 1.5 acres, more or less;
2. Parcel "A" located in the West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-six (26), containing 8.492 acres, as shown in Plat of Survey filed in Book 2005, Page 2492 on June 1, 2005 in the Office of the Recorder of Madison County, Iowa;
3. Parcel "C" located in the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty-six (26) and in the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Thirty-five (35), containing 2.060 acres, more or less, as shown in Plat of Survey filed in Book 3, Page 296, on July 17, 1998, in the Office of the Recorder of Madison County, Iowa;
4. Parcel "D" located in the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty-six (26), and in the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Thirty-five (35), containing 8.61 acres, as shown in Plat of Survey filed in Book 2013, Page 2832 on September 20, 2013, in the Office of the Recorder of Madison County, Iowa;
5. Public highways located therein;