



Document 2017 3493

Book 2017 Page 3493 Type 06 009 Pages 3

Date 11/07/2017 Time 9:23:22AM

Rec Amt \$17.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

AFFIDAVIT
Recorder's Cover Sheet

Preparer Information:

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067
Phone: (515) 462-4912

Taxpayer Information:

Sam Hutton and Marylou Hutton, 2516 Victory Lane, St. Charles, IA 50240

✓ **Return Address:**

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Grantors: N/A

Grantees: N/A

Legal Description: See Page 2

Document or instrument number if applicable: N/A

AFFIDAVIT

Relating to the Title to:

A tract of land located in the Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, described as commencing at the Northwest corner of Block One (1) of Clanton's Addition of 1888 to the Town of St. Charles, and running thence North 126 feet, thence East 132 feet, thence South 126 feet, thence West 132 feet to the point of beginning, EXCEPT Parcel "W" located therein, containing 7920 square feet as shown in Plat of Survey filed November 26, 2007 in Book 2007, Page 4231; AND Parcel "V" located in the Northeast Quarter (¼) of the Northeast Quarter (¼) of said Section Twenty-three (23), containing 7920 square feet, as shown in Plat of Survey filed November 26, 2007 in Book 2007, Page 4231.

STATE OF IOWA)
) ss
COUNTY OF MADISON)

I, Jane E. Rosien, being first duly sworn on oath, do hereby depose and state, I am an attorney at law practicing my profession in Winterset, Madison County, Iowa, and I am well and personally acquainted with the history and title of the above-described parcel of real estate.

1. Throughout the Estate proceedings for Carrie Johnston Gulliams (Madison County Probate No. 5408), including the Last Will and Testament, Report and Inventory and Report of Change of Title, the legal description for the above-described parcel of real estate began to include a reference to the parcel being located in the Town of St. Charles, Madison County, Iowa.
2. This reference to the above-described parcel of real estate being located in the Town of St. Charles or City of St. Charles, Madison County, Iowa has continued in the legal description used throughout the chain of title to the parcel at all times since the Carrie Johnston Gulliams Estate proceedings.
3. A review of the Plat of the Original Town of St. Charles and Hartman & Young's Addition of 1855 recorded December 9, 1914, shows that the above-described parcel of real estate was not part of the Original Town of St. Charles or a part of the Hartman and Young's Addition of 1855.
4. There is no record that the above-described parcel of real estate has ever been annexed into the City of St. Charles, Madison County, Iowa.

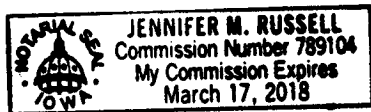
5. All references to the above-described parcel of real estate being included in and/or being a part of the Town of St. Charles or the City of St. Charles, Madison County, Iowa appear to be scriveners' errors.
6. I have no personal interest in this matter to establish these facts of record.

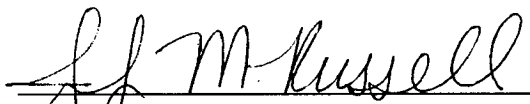
Further, the affiant sayeth not.



Jane E. Rosien

Subscribed and sworn to before me by Jane E. Rosien on this 6th day of November,
2017.





Notary Public in and for the State of Iowa