

BK: 2017 PG: 3979
Recorded: 12/19/2017 at 2:45:18.0 PM
Fee Amount: \$12.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by and return to:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 278-0623

Mail tax statements to:

ERIC AND STACIE THOMPSON, 3324 – 218th Street, ST. Charles, Iowa 50240

File #30863-17-RTO (rfb)

AFFIDAVIT EXPLANATORY OF TITLE

Legal:

All that part of the Northwest Quarter of the Northwest Fractional Quarter (NW ¼) of Section 1, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, lying East of the public highway identified as R-35, EXCEPT the North Half of the Northwest Quarter (N ½ NW ¼) of said Section 1, lying East of the centerline of County Road R-35 and North of the centerline of a County Road; AND EXCEPT Parcel "A", located therein, containing 4.797 acres, as shown in Plat of Survey filed in Book 2, Page 617 on October 9, 1995, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT a parcel of land described as commencing at the Northwest corner of said Section 1, thence North 85°13' East along the North line of the Northwest Fractional Quarter (NW ¼) of said Section 1, 543.2 feet (recorded as 536.5 feet) to the West right-of-way line of a county road which is the point of beginning; thence South 23°51' West along said West right-of-way line 353.8 feet; thence North 71°40' East 402.3 feet; thence North 17°39' West 221.8 feet to the North line of said Northwest Fractional Quarter (NW ¼); thence South 85°13' West 172.1 feet to point of beginning, containing 1.384 acres

Address: 3324 – 218th Street, St. Charles, Iowa 50240

We, **Eric Jeffrey Thompson and Stacie Leigh Thompson**, being first duly sworn upon our oath, do depose and state that we are now the record titleholders in possession of the above-described real estate.

In such capacity, we further state that we are familiar with the chain of title to the above-referenced property. A certain quit claim deed, given by Thomas Lancaster, in favor of Eric Thompson and Michael Thomspson, joint tenants, was filed December 1, 2014 in Book 2014, Page 3024.

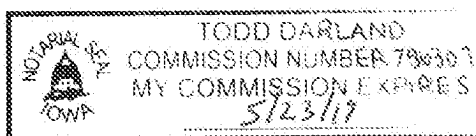
We know of our own personal knowledge and investigation that Thomas Lancaster as a single person at the time of the execution and the recording of the deed. No other person has a right of distributive share or dower interest in the real estate.

We further know of our own personal knowledge that, due to a scrivener's error, the grantee's name was misspelled as "Michael Thomspson." The name should have been "Thompson." Wherever in the chain of title the names "Michael Thomspson" and "Michael Thompson" appear, they refer to the same person.

This Affidavit is given pursuant to Iowa Code § 558.8 to explain a defect in the chain of title.

Further these Affiants sayeth naught.

STATE OF IOWA)) SS: COUNTY OF <u>Polk</u>) On this <u>18</u> day of <u>December</u>, 2017, before me the undersigned, a Notary Public in and for said State, personally appeared Eric Jeffrey Thompson and Stacie Leigh Thompson, a married couple, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed. <u>Todd Darland</u> Notary Public in and for said State	Dated: <u>December 18</u>, 2017 <u>Eric Jeffrey Thompson</u> Eric Jeffrey Thompson <u>Stacie Leigh Thompson</u> Stacie Leigh Thompson
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