

BK: 2018 PG: 3721
Recorded: 11/15/2018 at 1:30:34.0 PM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

James Johnson, 2600 Westown Parkway, Suite 230, West Des Moines, Iowa 50266, Phone (515) 505-7178

Preparer Information: (Individual's Name, Street Address, City, Zip, Phone)

Joseph Nichols, 1439 S 92nd St., West Des Moines, IA 52329

Taxpayer Information: (Individual/Company Name, Street Address, City, Zip, Phone)

Joseph Nichols, 1439 S 92nd St., West Des Moines, IA 52329

Return Document to: (Individual/Company Name, Street Address, City, Zip, Phone)

Type of Document: Affidavit Explanatory of Title

Grantors: Michael J. Hayes

Grantees: Joseph Nichols
Leona Nichols

See Page 2 **for Legal Description:**

Book & Page Reference:

AFFIDAVIT EXPLANATORY OF TITLE

1. This Affidavit is drafted with reference to the real estate described below:

Parcel "A", located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Nineteen (19), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 5.60 acres; AND Parcel "B", located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Nineteen (19), containing 39.3 acres, more or less; AND Parcel "C" located in the East 20 acres of the North Half (1/2) of the Northwest Fractional Quarter (1/4) of Section Nineteen (19), containing 19.8 acres, more or less; AND Parcel "D", located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 5.2 acres more or less; AND Parcel "E", located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Eighteen (18), containing 10.3 acres, more or less; ALL as shown in Plat of Survey filed in Book 1, Page 129 on January 27, 1978, in the Office of the Recorder of Madison County, Iowa.

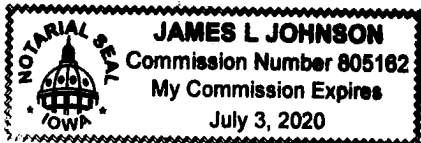
2. Prior to November 21, 2000 the above-described real estate was owned in fee simple by Michael J. Hayes and/or his spouse Norma I. Hayes.
3. On November 21, 2000 a Quit Claim Deed was recorded in the Office of the Recorder of Madison County, Iowa at Book 143, Page 246. This Quit Claim Deed transferred all right, title, interest, estate, claim and demand in the above-described real estate from Michael J. Hayes and Norma I. Hayes, husband and wife, to Hayes Appraisal Associates, Inc.
4. On November 21, 2000, Hayes Appraisal Associates, Inc. was an Iowa corporation then in existence and in good standing.
5. On August 21, 2001, Articles of Amendment were filed by Hayes Appraisal Associates, Inc. with the Iowa Secretary of State changing the name of the corporation to Hayes Fidelity, Inc.
6. On April 26, 2007 a Quitclaim Deed was recorded in the Office of the Recorder of Madison County, Iowa at Book 2007, Page 1708. This Quitclaim Deed purported to transfer and convey the above-described real estate from Hayes Appraisal Associates, LLC to Hayes Fidelity, Inc. This Quitclaim Deed was an erroneous, "stray" deed. Hayes Appraisal Associates, LLC was a nonexistent entity and never owned any interest whatsoever in the above-described real estate. The undersigned Affiant states, on behalf of himself and on behalf of Hayes Fidelity, Inc., that no interest in the above-described real estate was transferred or conveyed by the deed recorded in the Office of the Recorder of Madison County, Iowa at Book 2007, Page 1708.

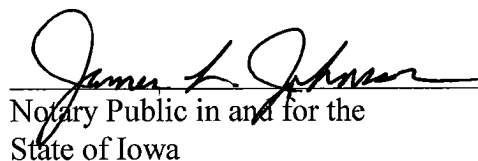
7. On June 11, 2014 a Warranty Deed was recorded in the Office of the Recorder of Madison County, Iowa at Book 2014, Page 1382. This Warranty Deed conveyed the above-described real estate from Hayes Fidelity, Inc. to Michael Nichols. Subsequent to that time, Hayes Fidelity, Inc. had no interest whatsoever in the above-described real estate.
7. On August 8, 2018, Hayes Fidelity, Inc. was dissolved and ceased to exist as a corporation. At the time of the corporation's dissolution, Michael J. Hayes was the sole shareholder in Hayes Fidelity, Inc. All property, title to property and rights to property owned by Hayes Fidelity, Inc. were transferred to Michael J. Hayes as a result of the corporate dissolution of Hayes Fidelity, Inc. Therefore any right, title or interest which Hayes Fidelity, Inc. may have had in the above described property was transferred and conveyed to Michael J. Hayes.

Further, this Affiant sayeth not.


Michael J. Hayes

Subscribed and sworn to (or affirmed) before me this 13th day of November, 2018.




Notary Public in and for the
State of Iowa