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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared by: Emily DeRonde, DeRonde Law Firm, PLLC, P.O. Box 1452, Johnston, IA 50131, (515) 554-6463

Return to: Same

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA)
) ss:
COUNTY OF POLK)

Re: **Lot 1 of the SHAMROCK HILLS SUBDIVISION in the Northwest Fractional Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Two (2), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa. A Part of Lot 2, Shamrock Hills, an Official Plat, Madison County, Iowa, that is more particularly described as follows: Beginning at the Southwest corner of Lot 2, Shamrock Hills, an Official Plat, Madison County, Iowa; thence N 07°45'47" E, 230.39 feet along the West line of said Lot 2; thence S 78°10'00" E, 384.33 feet to the East line of said Lot 2; thence S 00°10'32" W, 200.46 feet along said East line to the Southeast corner of said Lot 2; thence N 78°10'00" W, 90.23 feet along the South line of said Lot 2; thence S 87°09'11" W, 46.62 feet along said South line; thence S 88°27'34" W, 130.80 feet along said South line; thence N 68°09'00" W, 21.99 feet along said South line; thence N 75°58'22" W, 124.35 feet along said South line to the Point of Beginning. Said tract of land contains 2.000 acres more or less. Also known as Parcel I as shown in Amended Plat of Survey filed July 26, 2012 in Book 2012 on page 2185.**

I, Bill Venhaus, first being duly sworn upon oath, hereby depose and state to clarify record to the property named herein above, and locally known as 2626 160th Street, Van Meter, Iowa, concerning the Warranty Deed dated July 6, 2017, filed July 26, 2017 in Book 2017 Page 2294 in the Madison County, Iowa Recorder's Office from Frank R. Bailey, Jr. and Margaret H. Bailey, a married couple, to Bill J. Venhaus and Crystal D. Venhaus, as follows:

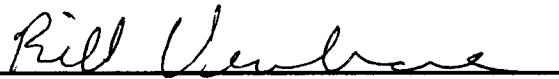
1. That prior to the deed referenced above, the grantees, Bill J. Venhaus and Crystal D. Venhaus, executed a Real Estate Contract with grantors, Frank R. Bailey Jr. and Margaret H. Bailey, to purchase the real estate referenced in the deed filed in Book 2017 Page 2294.
2. The Real Estate Contract was dated May 3, 2012, filed May 3, 2012 in Book 2012 Page 1316 in the Madison County, Iowa Recorder's office.
3. The Deed filed July 26, 2017 in Book 2017 Page 2294 from Frank R. Bailey, Jr. and Margaret H. Bailey, a married couple, to Bill J. Venhaus and Crystal D. Venhaus conveyed the property and interest of the grantors in fulfillment of the Real Estate Contract filed in Book 2012 Page 1316 of the Madison County, Iowa Recorder's Office.

4. The legal description contained in the Deed filed July 26, 2017 in Book 2017 Page 2294 was abbreviation of the full legal description contained in the Real Estate Contract filed in Book 2012 Page 1316 of the Madison County, Iowa Recorder's office, being:

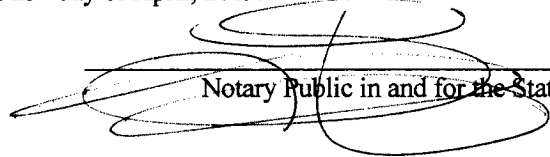
A Part of Lot 2, Shamrock Hills, an Official Plat, Madison County, Iowa, that is more particularly described as follows: Beginning at the Southwest corner of Lot 2, Shamrock Hills, an Official Plat, Madison County, Iowa; thence N 07°45'47" E, 230.39 feet along the West line of said Lot 2; thence S 78°10'00" E, 384.33 feet to the East line of said Lot 2; thence S 00°10'32" W, 200.46 feet along said East line to the Southeast corner of said Lot 2; thence N 78°10'00" W, 90.23 feet along the South line of said Lot 2; thence S 87°09'11" W, 46.62 feet along said South line; thence S 88°27'34" W, 130.80 feet along said South line; thence N 68°09'00" W, 21.99 feet along said South line; thence N 75°58'22" W, 124.35 feet along said South line to the Point of Beginning. Said tract of land contains 2.000 acres more or less. Also known as Parcel I as shown in Amended Plat of Survey filed July 26, 2012 in Book 2012 on page 2185.

5. That this affidavit is given to clear a potential cloud on the chain of title to the above-described real estate.

DATED this 25th day of April, 2019.


Bill Venhaus, Affiant

SUBSCRIBED AND SWORN to before me this 25th day of April, 2019.


Notary Public in and for the State of Iowa

