

CAHILL LAW OFFICES

DONALD L. NELSON (1922-1984)

THOMAS J. CAHILL

JOSEPH R. CAHILL

1015 5TH STREET
POST OFFICE BOX 88
NEVADA, IOWA 50201

TELEPHONE (515) 382-6571

FAX (515) 382-4338

September 21, 2021

Michael and Helen Evans
55134 290th St
Cambridge IA 50046

RE: Title Opinion

Greetings:

At your request we have examined the Abstract of Title, prepared by Abstract and Title Services of Story County, consisting of 96 entries down to and including the 26th day of August 2021, to the following described real estate located in Story County, Iowa, to-wit:

A Residential Parcel Subdivision in the Northwest Quarter of the Northwest Quarter of Section 12, Township 82 North, Range 24 West of the 5th P.M., Story County, Iowa, containing 40.84 acres which includes 1.02 acres of public right of way.

I am of the opinion that the Abstract shows on the date of continuation thereof good and merchantable title to the above-described real estate in fee simple in Helen M. Evans, John V. Stensland, Paul H. Stensland, Joanne K. Stensland and Susanne M. Colegrove.

Entry number 88 shows a mortgage in favor of South Story Bank & Trust dated August 1, 2020 and recorded as Instrument No. 20-09797.

We find no tax liens or other encumbrances against the above-described real estate.

Yours truly,

CAHILL LAW OFFICES

BY


Thomas J. Cahill

TJC: