

Recorded: 10/12/2023 at 12:30:48.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 2547

AFFIDAVIT OF POSSESSION
Recorder's Cover Sheet

Preparer Information: George A. Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone: 563-875-9112

Taxpayer Information: Jeffrey L. Bahndorf and Diana Lynn Knoedel, 24686 205th Avenue, Manchester, IA 52057

Return Document To: George A. Davis, 225 1st Avenue East, Dyersville, IA 52040

Grantors: Jeffrey L. Bahndorf and Diana Lynn Knoedel

Grantees: Jeffrey L. Bahndorf and Diana Lynn Knoedel

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____



AFFIDAVIT OF POSSESSION

TO WHOM IT MAY CONCERN:

STATE OF IOWA, DUBUQUE COUNTY, ss:

The Undersigned first being duly sworn (affirmed) upon oath deposes and states:

That Jeffrey L. Bahndorf and Diana Lynn Knoedel are now the record titleholder of the following described real estate situated in Delaware County, to-wit:

See attached Schedule A

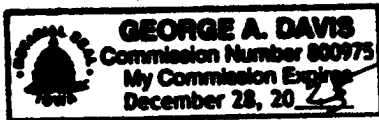
That said Jeffrey L. Bahndorf and Diana Lynn Knoedel are now in complete actual and sole possession and have been in complete actual and sole possession of all of said real estate except as may be herein stated. That this affidavit is made from the personal knowledge of the undersigned who is familiar with said real estate, its titleholders, and its parties in possession; and is for the purpose of confirming title to the above described real estate under the provisions of Sections 614.17 and 614.17A, Code of Iowa, and other statutes relative thereto.

Dated on May 26, 2023.

Jeffrey L. Bahndorf
Jeffrey L. Bahndorf, Affiant

Diana Lynn Knoedel
Diana Lynn Knoedel, Affiant

Signed and sworn to (or affirmed) before me on the 26th day of May, 2023, by Jeffrey L. Bahndorf and Diana Lynn Knoedel.



George A. Davis
Signature of Notary Public

SCHEDULE A

That part of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Fourteen (14) described as commencing at a point seven hundred fifty three (753.0) feet West of the Southeast corner of said Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), and running thence North 28°00' East Three hundred seventy nine and six-tenths (379.6) feet, thence North 57°31' West sixty seven and five-tenths (67.5) feet, thence North 46°23' West nine hundred thirty six and four-tenths (936.4) feet to a point on the West line of said Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), thence South along said West line of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) to the Southwest corner of said Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), thence East to the point of beginning, and the South thirty (30.0) feet of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Fourteen (14), and the South thirty (30.0) feet of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Fifteen (15) all in Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M., except that part platted as Bahndorf's First Addition to Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 1, but including Lot A and vacated Lot Five (5) of said Bahndorf's First Addition, and also except that part conveyed to the Franciscan Sisters of Perpetual Adoration, Inc. , by Warranty Deed recorded in Book 109, Page 201, and also except Parcel I Part Of The NE $\frac{1}{4}$ Of The SW $\frac{1}{4}$, And Part Of Lot Four (4) Of Brcezy Point Subdivision Of The NE $\frac{1}{4}$ Of The SW $\frac{1}{4}$, All Of Section Fourteen (14), Township Eighty-Eight North (T88N), Range Five West (R5W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recoded in Book 8 Plats, Page 160; also all lake frontage running to the middle of the Maquoketa River bed with regard to the above described real estate,