



Book 2024 Page 2911

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Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**AFFIDAVIT OF POSSESSION**  
**Recorder's Cover Sheet**

**Preparer Information:** (name, address and phone number)

Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

**Taxpayer Information:** (name and complete address)

Deann Struble, 704 Tanglewood Dr., Manchester, IA 52057

**Return Document To:** (name and complete address)

Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057

**Grantors:**

Deann Struble

**Grantees:**

Deann Struble

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

**AFFIDAVIT OF POSSESSION**

TO WHOM IT MAY CONCERN:

STATE OF IOWA, DELAWARE COUNTY, ss:

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

That Deann Struble is now the record titleholder of the following described real estate situated in Delaware County, to-wit:


That part of Lot 45 of Nelson's Subdivision described as that part of the North Half (N 1/2) of the South Half (S 1/2) of Section Twenty (20), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth P.M., Delaware County, Iowa described as commencing at the Northeast corner of the Southeast Quarter (SE 1/4) of said Section Twenty (20), thence West along the North line of the Southeast Quarter (SE 1/4) of said Section Twenty (20) 2440.0 feet, thence South 33.0 feet to a point on the West line of the abandoned Manchester and Oneida Railroad Company right of way, thence Southwesterly along a 1935.0 feet radius curve concave Westerly 752.0 feet to the point of beginning; thence South 78°-28' West 123.7 feet, thence South 2°-30' West 70.0 feet, thence North 78°-28' East 123.7 feet, thence North 2°-30' East 70.0 feet to the point of beginning, said parcel subject to easements of record.

By virtue of a Warranty Deed recorded in Book 2011, Page 4059, Ronald Struble and Deann Struble acquired title to the real estate as tenants in common.


Through the Estate of Ronald R. Struble in the District Court of Delaware County, Iowa, Probate Case No. ESPR006635, Deann Struble received Ronald Struble's 1/2 interest in the real estate at which time she became the sole owner.

That said Deann Struble is now 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 November 15, 2024.

  
Deann Struble, Affiant

Signed and sworn to (or affirmed) before me on November 15, 2024, by Struble.

  
Signature of Notary Public

