

Recorded: 5/22/2025 at 8:07:50.0 AM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.22  
Combined Fee: \$15.22  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 1293

**Return To:** John C. Compton, PC., PO Box 8, Strawberry Point, IA 52076  
**Taxpayer:** Bret R. Barnhart Estate, C/O Christal Sullivan, 1032 245<sup>th</sup> Ave., Greeley, IA 52050  
**Preparer:** John C. Compton, 116 1/2 W. Mission St., PO Box 8, Strawberry Point, IA 52076,  
Tel: 563-933-4334



## **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 Bret R. Barnhart/Estate of Bret R. Barnhart is now the record titleholder of the following described real estate situated in Delaware County, to-wit:

That part of Lots One (1) and Seven (7) of the Subdivision of the Northeast Quarter (NE¼) and the North one-half (N½) of the Southeast Quarter (SE¼) of Section Four (4), Township Ninety (90) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 11, described as commencing at the Northwest corner of said Lot One (1), thence East on the centerline of a 24± feet wide asphalt surfaced road and State Highway No. 3 a distance of one thousand six hundred forty three and eighty eight hundredths (1643.88) feet to the Northeast corner of Lot Seven (7) of said Subdivision, said point being the point of beginning, thence South 0° 02' 30" East four hundred thirty five and ninety four hundredths (435.94) feet, thence South 85° 17' 30" West seven hundred four and thirty eight hundredths (704.38) feet, thence North 31° 02' 30" West one hundred seven and eighty two hundredths (107.82) feet, thence South 85° 15' West five hundred sixty three and seventy eight hundredths (563.78) feet, thence North 2° 41' West one hundred sixty three and fifty five hundredths (163.55) feet, thence East three hundred ninety nine (399) feet, thence North 3° 28' West two hundred eighty five (285) feet to the centerline of said 24± feet wide asphalt surfaced road and State Highway No. 3, thence East on the centerline of said road nine hundred forty four and eighty eight hundredths (944.88) feet to the point of beginning.

That said Bret R. Barnhart Estate 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 May 25<sup>th</sup>, 2025.

Christal Sullivan  
Christal Sullivan, Affiant  
Executor

Signed and sworn to (or affirmed) before me on May 25, 2025,  
by Christal Sullivan as Executor of the Estate of Bret R. Barnhart.

John C. Compton  
Signature of Notary Public

