



Document 2025 1992

Book 2025 Page 1992 Type 06 009 Pages 3

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Dennis R. Guttenfelder, 330 N. Third St., Patterson, IA 50218

Return Document To: Dennis R. Guttenfelder, 330 N. Third St., Patterson, IA 50218

Grantors: Dennis R. Guttenfelder

Grantees: Dennis R. Guttenfelder

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____



AFFIDAVIT OF POSSESSION

TO WHOM IT MAY CONCERN:

STATE OF IOWA, MADISON COUNTY, ss:

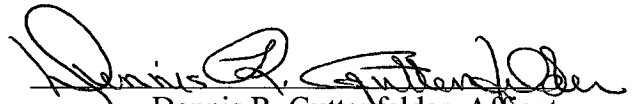
The Undersigned first being duly sworn (affirmed) upon oath deposes and states:

That Dennis R. Guttenfelder is now the record titleholder of the following described real estate situated in Madison County, to-wit:

See attached legal.

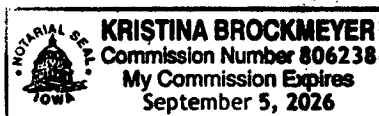
That said Dennis R. Guttenfelder is now in complete actual and sole possession of all of said real estate except as may be herein stated. That this affidavit is made from the personal knowledge of the undersigned who is familiar with said real estate, its titleholders, and its parties in possession; 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 July 9, 2025.


Dennis R. Guttenfelder, Affiant

Signed and sworn to (or affirmed) before me on
July 9, 2025, by Dennis R. Guttenfelder.


Signature of Notary Public



A tract of land described as follows, to-wit: Commencing at a point 658.9 feet South and 130.4 feet East of the Northwest corner of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-nine (29), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence continuing East 126.3 feet, thence South 163.4 feet, thence West 126.3 feet, thence North 163.4 feet to the Point of Beginning, and subject to easements of record, and containing 0.5 acres more or less, **AND**

EXHIBIT "A" Showing 3 Tracts of property to be combined into 1 Parcel of Land

TRACT 1

Part of the Northeast $\frac{1}{4}$ (NE $\frac{1}{4}$) of the Southwest $\frac{1}{4}$ (SW $\frac{1}{4}$) of Section 29, Township 76 North, Range 26 West of the 5th P.M. Town of Patterson, Madison County, Iowa, described as follows: Commencing at the Northwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ in said Section 29; thence S 00°01'32" E, along the West line thereof, a distance of 618.90' to the Point of Beginning; thence N 89°55'52" E a distance of 251.05' to the current Westerly right of way line of 3rd Street; thence S 11°28'42" E, along said Westerly line, a distance of 29.09'; thence S 00°01'32" W, along the East line of the Property conveyed in Book 2010 at Page 10 in the Office of the Madison County Recorder, a distance of 21.48'; thence S 89°55'52" W, along the North line of said Property, a distance of 126.30'; thence S 00°01'32" W, along the West line of said Property, a distance of 163.48'; thence S 89°55'52" W, along the South line of the Property conveyed in Book 2025 at Page 319 in the Office of the Madison County Recorder, a distance of 130.45' to the West line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence N 00°01'32" W, along said West line, a distance of 203.48' to the Point of Beginning. Containing 34097 square feet or 0.78 acres.

TRACT 2

Part of the Northeast $\frac{1}{4}$ (NE $\frac{1}{4}$) of the Southwest $\frac{1}{4}$ (SW $\frac{1}{4}$) of Section 29, Township 76 North, Range 26 West of the 5th P.M. Town of Patterson, Madison County, Iowa, described as follows: Commencing at the Northwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ in said Section 29; thence S 00°01'32" E, along the West line thereof, a distance of 822.38' to the Point of Beginning; thence N 89°55'52" E, along the South line of the Property conveyed in Book 2025 at Page 319 in the Office of the Madison County Recorder, a distance of 220.11'; thence S 84°59'52" W, along the Northerly line of Burdess Subdivision, an Official Plat, a distance of 220.95' to the West line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence N 00°01'32" W, along said West line, a distance of 19.00' to the Point of Beginning. Containing 2091 square feet or 0.05 acres.

TRACT 3

Part of the Northeast $\frac{1}{4}$ (NE $\frac{1}{4}$) of the Southwest $\frac{1}{4}$ (SW $\frac{1}{4}$) of Section 29, Township 76 North, Range 26 West of the 5th P.M. Town of Patterson, Madison County, Iowa, described as follows: Commencing at the Northwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ in said Section 29; thence S 00°01'32" E, along the West line thereof, a distance of 618.90' to the Point of Beginning; thence N 89°55'52" E a distance of 253.07' to the current Westerly right of way line of 3rd Street; thence S 11°28'42" E, along said Westerly line, a distance of 18.94' to the Point of Beginning; thence continuing S 11°28'42" E a distance of 182.27' to the Northeast Corner of Burdess Subdivision, an Official Plat; thence S 84°59'52" W, along the Northerly line thereof, a distance of 36.33'; thence N 00°01'32" W, along the East line of the Property conveyed in Book 2010 at Page 10 in the Office of the Madison County Recorder, a distance of 181.79' to the Point of Beginning. Containing 3290 square feet or 0.08 acres.