



Document 2025 665

Book 2025 Page 665 Type 06 009 Pages 3

Date 3/21/2025 Time 1:07:04PM

Rec Amt \$17.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

This instrument prepared by:
ANDI DYAR, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

LSB 15894

Return document to and mail tax statements to:
JOSHUA D. SPENCER AND JAMIE M. SPENCER, 940 SE BLUEGRASS CIRCLE, WAUKEE, IA 50263

$\frac{1}{3}$

AFFIDAVIT OF POSSESSION

Legal: See Attached

Address: 1399 Hogback Bridge Rd, Earlham, IA 50072

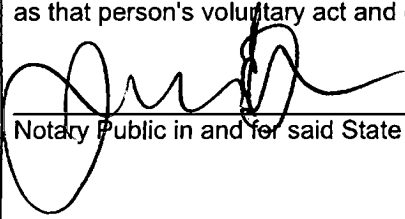
I, **David J. Elgin and Gayle S. Elgin**, being first duly sworn upon my oath, do depose and state that I am now the record titleholder of the above-described real estate.

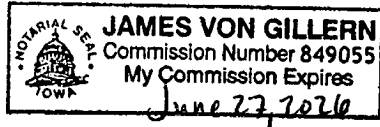
I further state that I am now in complete actual and sole possession of all of said real estate except as may be herein stated, and that I and my predecessors (who held record title thereof) in the recorded chain of title under which they claimed and claim ownership and the right to possession of the said real estate have been, since **December 16, 2011**, in continuous, actual, visible, open, notorious, exclusive, and unquestioned possession thereof, under color of title and claim of right to the exclusive possession as against the world and have improved said property and paid the taxes thereon; that neither the title nor the right to possession of said titleholders or any of those under whom they claim have been disputed or openly attacked by anyone.

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 Iowa Code Sections 614.17 and 614.17A, and other statutes relative thereto.

Words and phrases herein shall be construed as in the singular of plural number, and as masculine, feminine, or neuter gender, according to the context.

Further this Affiant sayeth naught.

| | |
|--|---|
| <p>STATE OF <u>Iowa</u>)) SS: COUNTY OF <u>Polk</u>)</p> <p>On this day of <u>3/19/2025</u> (date), before me the undersigned, a Notary Public in and for said State, personally appeared David J. Elgin and Gayle S. Elgin, husband and wife, to me known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.</p> <p> _____ Notary Public in and for said State</p> | <p>Dated: <u>3-19</u>, 2025</p> <p><u>David J. Elgin</u> David J. Elgin</p> <p><u>Gayle S. Elgin</u> Gayle S. Elgin</p> |
|--|---|



LEGAL DESCRIPTION

All that part of the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) lying West of the middle channel of the river, AND the East Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), AND all that part of the South Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) lying South and West of the middle channel of the river, AND all that part of the South Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) lying South and West of the middle channel of the of the river, in Section Twenty-two (22), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa;

AND

All that part of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying South of the middle channel of the river, EXCEPT all that part of Parcel "J" located therein, containing 7.08 acres, as shown in Plat of Survey filed in Book 2006, Page 5068, on December 6, 2006 in the Office of the Recorder of Madison County, Iowa;

AND

The North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., EXCEPT Parcel "F" located in the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty-seven (27), containing 10.01 acres, as shown in Plat of Survey filed in Book 2023, Page 1236, on June 2, 2023 in the Office of the Recorder of Madison County, Iowa.

