



Document 2026 545

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Return To: Joseph Michalec, 1559 North River Trail, Winterset, IA 50273 (515) 4621848

Taxpayer: Joseph Michalec, 1559 North River Trail, Winterset, IA 50273 (515) 4621848

Preparer: Joseph G Michalec 1559 North River Trail, Winterset, Iowa. (515) 4621848



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 Joseph Michalec is now the record titleholder of the following described real estate situated in Madison County, to-wit:

The West 60 Acres of the North Half of the Southwest Quarter except the West 1042.8 ft. thereof, and 1.18 Acres being all that part of the South Half of the Northwest Quarter lying South of the public highway and described as follows: Commencing at the Southwest corner of the Southeast Quarter of the Northwest Quarter, running thence East along the South line of said Southeast Quarter of the Northwest Quarter 38 rods, thence North 10 rods, thence Southwest in a straight line to the point of beginning, all in Section 32, in Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa.

That said land extends into 152nd Street on the North and North River Trail Road on the East. Joseph Michalec has maintained and possessed this property for approximately 40+ years. In fact, there is a fence that borders his property that has existed for in excess of 50+ years, of which he has possessed, maintained, and considered his own.

The above described real property includes, but is not limited to, the real property described by the following tax parcels: 150023264010000, 150023262020000, and 150023248120000.

I have owned the property since 1985, the property line was in the gravel part of the road and so I owned my driveways (2). Both are necessary for access to the property, house garage ect. There is no other access. There have been times when the driveways have been blocked with vehicles and i have not had access to my property.

For 40+ years i have maintained the ditches around my property including my fences and the land behind them, this is mowing, trash pickup, tree and weed removal, Snow removal, ect. All monetary costs have been paid by me, and the labor has been time consuming in some years.

The document- survey/deed that was filed June 01 2020 was done without my knowledge it says i participated by giving a dollar, this is a lie. I only became aware of the document when i was notified by the county zoning office July 05 2022 of a change in zoning. I tried to hire a surveyor of my own unsuccessfully. I have never given permission to alter or change the original boundaries of my property. And disagree that ancient fence boundaries, corners, markers, longstanding legal descriptions can be ignored.

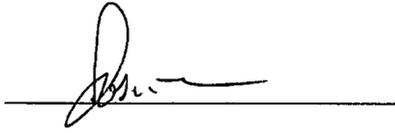
The fences and corners of the property need to be respected as well as the road ROW which was 40 feet wide originally and then changed to 66 feet when the roads were widened and elevated. The Road Is Where The Road Is. The changes caused by the document filed has caused thousands of dollars in costs as well as real stress and harm.

This is what i understand my boundaries to be from my original purchase and previous dimension's. Length West to East 955.9 feet, Length South To North 1325.7 feet, and 1.18 acres south half NW Quarter or as described in original 1891 deed record book. The Property boundary on the north side is not to exceed the middle of the gravel part of the road.

Other, When purchased in 1985 properties were described as Tracts.

That said Joseph Michalec is now in complete actual and sole possession of all of said real estate. 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 March 2nd 2026.



Joseph Michalec, Affiant

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Revised January 2016

Signed and sworn to (or affirmed) before me on

March 2, 2026 by Joseph Gregory Michalec.



Signature of Notary Public



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Revised January 2016