



Document 2013 1535

Book 2013 Page 1535 Type 06 009 Pages 2

Date 5/29/2013 Time 11:22 AM

Rec Amt \$12.00

INDX ✓

ANNO

SCAN

CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)278-0623

Return to:

Robert P. Saylor and Linda K. Saylor, 901 E Madison St, Winterset, IA 50273

Order No.: MES-45747/AJ

AFFIDAVIT OF POSSESSION

Legal: A parcel of land being part of Lot Five (5) and Lot Six (6) of Helen McCall Huntoon Addition, Plat No. 3, City of Winterset, Madison County, Iowa, more particularly described as follows; Beginning at the Southeast Corner of Lot 5 of Helen McCall Huntoon Addition; Plat No. 3, of Winterset, Madison County, Iowa; thence North 82°48'12" East 22.15 feet along the North line of Madison Street; thence North 01°32'31" West 402.45 feet to the North line of Said Lot 6; thence South 88°01'40" West 4.94 feet to the Northeast Corner of said Lot 5; thence South 73°53'11" West 172.31 feet along the North line of said Lot No. 5; thence South 03°26'48" East 374.94 feet to the North line of Madison Street; thence North 82°48'12" East 137.85 feet to the Point of the Beginning containing 1.483 acres, EXCEPTING THEREFROM a parcel of land described as follows: Commencing at the Southwest Corner of Lot No. Six (6) of Helen McCall Huntoon Addition, Plat No. 3, City of Winterset, Madison County, Iowa; thence North 82°48'12" East 22.15 feet to the Point of Beginning; thence North 08°45'48" West 393.95 feet to the North line of Lot Five (5) of said Addition; thence North 73°53'11" East 46.05 feet to the Northeast Corner of Lot Five (5) of said Addition; thence North 88°01'40" East 4.95 feet along the North line of Lot Six (6) of said Addition; thence South 01°32'31" East 402.45 feet to the Point of Beginning containing 0.229 acres (9992.5 Square Feet)

We, John T. Reed and Helen L. Reed, being first duly sworn upon my oath, do depose and state that we are now the record titleholder of the above-described real estate.

We further state that we are 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 prior to January 1, 1980, 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 Section 614.17, 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.

ABENDROTH & RUSSELL, P.C.

Further this Affiant sayeth naught.

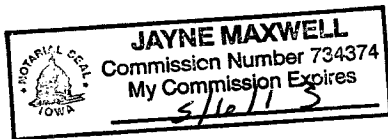
John T. Reed
John T. Reed

Helen L. Reed
Helen L. Reed

STATE OF Iowa

COUNTY OF Madison

This instrument was acknowledged before me on May 28, 2013 by John T. Reed and Helen L. Reed.



Jayne Maxwell
Notary Public in and for said State