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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

AFFIDAVIT OF POSSESSION
THE IOWA STATE BAR ASSOCIATION
Official Form No. 154
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

James Larson, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067, Phone: (515) 462-4912

Taxpayer Information: (name and complete address)

Roseanna M. McConathy, 3364 Peru Road, Truro, IA 50257

✓ **Return Document To:** (name and complete address)

James Larson, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Roseanna M. McConathy

Grantees:

Roseanna M. McConathy

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A

James Larson, ICIS# AT0012318

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 Roseanna M. McConathy, a/k/a Roseanna McConathy, is the record titleholder of the following described real estate situated in Madison County, to-wit:

A tract of land located in the Northwest Quarter (¼) of the Southeast Quarter (¼) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at a point 1,930.18 feet West and 44.97 feet South of the East Quarter (¼) corner of said Section Twelve (12), which point is on the South right-of-way line of Iowa Highway No. 400; thence South 234.30 feet, thence North 87°53' West 758 feet to the West line of the Southeast Quarter (¼) of said Section Twelve (12), thence North 7°06' East 203.70 feet to Iowa Highway No. 400 right-of-way, thence North 83°16' East 172.63 feet, thence North 89°51' East 82.58 feet, thence South 81°41' East 49.24 feet, thence Easterly 403.23 feet along a 12431.8 feet radius curve concave Southerly with a 403.17 feet chord bearing South 88°49' East, thence South 87°53' East 23.50 feet to the point of beginning, containing 3.8702 acres.

That Scott McConathy and Roseanna McConathy obtained a Mortgage with Academy Mortgage Corporation dated May 5, 1994 and filed for record on May 16, 1994 in the Madison County Recorder's Office in Mortgage Record Book 172 at Page 365.

That this Mortgage was then assigned from Academy Mortgage Corporation to Troy and Nichols, Inc., which Assignment was dated May 5, 1994 and filed for record on May 16, 1994 in the Madison County Recorder's Office in Mortgage Record Book 172 at Page 369.

That Chase Mortgage Services, Inc., Successor by Merger to Troy & Nichols, Inc., assigned the Mortgage to Chase Mortgage Company, which Assignment was dated July 1, 1998 and filed for record on March 15, 1999 in the Madison County Recorder's Office in Book 206 at page 804.

In truth and in fact the undersigned paid off the Mortgage in full. Thereupon, Chase Mortgage Services, Inc., Successor by Merger to Troy & Nichols, Inc., granted a Mortgage Release to Scott McConathy and Roseanna McConathy, which Release was dated August 19, 1999 and filed for record on September 2, 1999 in the Madison County Recorder's Office in Book 211 at Page 807.

That said Roseanna M. McConathy 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 this September 16, 2016

Roseanna M. McConathy
Roseanna M. McConathy, Affiant

Signed and sworn to (or affirmed) before me on September 16, 2016, by Roseanna M. McConathy.



J. M. Russell
Notary Public in and for the State of Iowa