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Book 2019 Page 498 Type 06 009 Pages 3

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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)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067, (515) 462-4912

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Taxpayer Information: (name and complete address)

Georg F. Schroeder, 1709 27th Street, Des Moines, IA 50310

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

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Dorothy A. Harper

Grantees:

Georg F. Schroeder

Legal Description: See Page 2

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

Jane E. Rosien, ICIS# AT0006681

AFFIDAVIT OF POSSESSION

STATE OF IOWA, Madison COUNTY, ss:

TO WHOM IT MAY CONCERN:

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

That Dorothy A. Harper is now the record titleholder of the following described real estate situated in Madison County, to-wit:

Out Lot Eight (8) in the Northwest Quarter (¼) of the Northeast Quarter (¼) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT that part thereof lying North of the center line of the creek which is the North boundary of this property, all in the Town of East Peru, Madison County, Iowa,

AND



That part of the Northwest Quarter (¼) of the Northeast Quarter (¼) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, bounded as follows: On the Southwest by the Southerly extension of the center line of Florence Street; on the Northwest by a line parallel with and distant 150 feet Northwesterly, measured at right angles and radially, from the center line of the main track (now removed) of the Chicago, St. Paul and Kansas City Railway Company (later the Chicago Great Western Railway Company, now the Chicago and North Western Transportation Company), as said main track center line was originally located and established over and across said Section 11; on the Northeast by the Southerly line of County Road No. 307; and on the Southeast by a line parallel with and distant 50 feet Southeasterly, measured at right angles and radially, from the center line of the main track (now removed) of the Chicago and North Western Transportation Company (formerly the Chicago Great Western Railway Company), as said main track was located prior to its removal; EXCEPT a tract of land located therein, more particularly described as follows, to-wit: Beginning at the middle of the intersection of Brown Street and Florence Street, thence South 200 feet, thence Northeasterly 333 feet to a point 200 feet South of the center of the intersection of Brown Street and Short Street, thence North to the center of the intersection of Brown Street and Short Street, thence Southwesterly to the point of beginning, in the Town of Peru, Madison County, Iowa; AND that part of the Northwest Quarter (¼) of the Northeast Quarter (¼) of said Section Eleven (11), bounded as follows: On the West by the Southerly extension of the center line of Florence Street; on the Northwest by the Southeasterly line of the above described parcel of land; and on the Southeast by a line parallel with and distant 8.5 feet Southeasterly, measured at right angles and radially, from the center line of the most Southeasterly side track (now removed) of the Chicago and North Western Transportation Company (formerly the Chicago Great Western Railway Company), as said track was located prior to its removal.

That said Dorothy A. Harper 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 8th day of February 2019.

Theresa Parker POA
Theresa Parker as Attorney-in-Fact for
Dorothy A. Harper under Power of Attorney
dated November 20, 2013

Signed and sworn to (or affirmed) before me this 8 day of February, 2019
by Theresa Parker as Attorney-in-Fact for Dorothy A. Harper under Power of Attorney dated
November 20, 2013.



Jennifer Stover
Notary Public in and for the State of Iowa