| THE IOWA STATE BAR ASSOCIATION<br>Official Form No. 154 | ISBA# 08095 WILLIAM D. WERGER<br>HANSON & WERGER | FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER |
|---|---|---|

Jeff Moser
248 River St.
Manchester, IA

STATE OF IOWA, COUNTY OF DELAWARE, ss:
The undersigned Recorder in and for said County in the State aforesaid hereby certifies that the foregoing affidavit was filed in the said Recorder's Office by the owner in possession as named in said affidavit as shown by the records.

Deborah L. Peyton Recorder
DEBORAH L. PEYTON

AUG 7 PM 4 12
FILED
DELAWARE COUNTY IOWA
246-623
18 PAGE 321
DEBORAH L. PEYTON
RECORDER
$6.00

Preparer Information: Thomas J. Hanson (Individual's Name) | 401 East Main (Street Address) | Manchester (City) | 927-5920 (Phone)

SPACE ABOVE THIS LINE FOR RECORDER

# AFFIDAVIT OF POSSESSION

TO WHOM IT MAY CONCERN: STATE OF IOWA, DELAWARE COUNTY, ss:

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

That Jeff Moser

is ~~are~~ now the record titleholders of the following described real estate situated in Delaware County County, to-wit:

That part of Lot Two (2) of Ballard's Subdivision of part of Lot "I" and of Lots "M" and "N" of Iowa Land Company's Subdivision of part of Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 120, described as commencing at a point which is one hundred ten (110) feet North of the North line of West Main Street and one hundred forty two (142) feet West of the West line of River Street, thence North a distance of one hundred eleven (111) feet, thence West to the East bank of the Maquoketa River, thence South and West along said East bank to a point which is one hundred ten (110) feet North of the North line of West Main Street, thence East to the point of beginning.

That said Jeff Moser is ~~are~~ 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 Section 614.17, Code of Iowa, and other statutes relative thereto.

Words and phrases herein, including jurat and marginal entry hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Dated this 7th day of August, 19 96.

Shirley M. Swartz, Affiant

Subscribed in my presence and sworn to (affirmed) before me by the said affiant this 7th day of August 7, 19 96.

Thomas J. Hanson, Notary Public in and for the State of Iowa

Please type or print names under signatures as per Code Section 335.2

## ● POWER OF ATTORNEY

The undersigned, owner in possession of said property as above stated, hereby directs that this affidavit be filed of record and hereby appoints the County Recorder of the County wherein said land is situated as the authorized attorney in fact to file same.

Jeff Moser, Owner in Possession

~~Thomas~~ Thomas J. Hanson, Owner in Possession

If the Power of Attorney is granted by a Corporation attach corporate acknowledgment (Offical Form No. 12.)

STATE OF IOWA, Delaware COUNTY, ss:

On this 7th day of August, 19 96, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jeff Moser, to me known to be the identical person named in and who executed the within and foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

Thomas J. Hanson, Notary Public in and for the State of Iowa

● The use of the Power of Attorney with acknowledgment is optional and may be omitted if the affidavit is filed by the owner in possession as named in the affidavit.

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