THE IOWA STATE BAR ASSOCIATION
Official Form No. 154

00995

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DELAWARE COUNTY IOWA
FILED
1999 JUN -4 AM 10:17
BOOK 1999 PAGE 1950
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
6.00

Preparer Information (X) John C. Compton (Individual's Name) | 116½ W. Mission St. (Street Address) | Strawberry Point (City) | 319-933-4334 (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 The Estate of Bertha H. Phelps, deceased

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

Lot 7 of Colesburg East Sub. No. 1 in the Town of Colesburg and Lot "B", Lot "C", Lot "D", and Lot "E" in the Southeast Quarter of the Northeast Quarter (SE¼-NE¼) of Section 4, Township 90 North, Range 3 West of the Fifth Principal Meridian, Delaware County, Iowa; according to the Plat recorded in Book 1999, Page 1949, of the records of Delaware County, Iowa.

That said Estate of Bertha H. Phelps 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 Sections 614.17 and 614.17A, Code of Iowa, and other statutes relative thereto.

Dated this 27th day of May, 19 99.

John C. Compton
John C. Compton, Affiant

Subscribed in my presence and sworn to (affirmed) before me by the said affiant this 27th day of May, 19 99.

Nancy L Keppler
Nancy L Keppler, Notary Public

NANCY L. KEPPLER
NOTARIAL SEAL
IOWA

● 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.

Lowell Phelps admin
Estate of Bertha H. Phelps, Owner in Possession
By: Lowell M. Phelps, Administrator

, Owner in Possession

If the Power of Attorney is granted by other than individuals attach appropriate acknowledgment.

STATE OF IOWA, CLAYTON COUNTY, ss:

On this 27th day of May, 19 99, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Lowell M. Phelps to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person, as the fiduciary, executed the instrument as the voluntary act and deed of the person and of the fiduciary.

Nancy L Keppler
Nancy L Keppler, Notary Public in and for said State.

NANCY L. KEPPLER
NOTARIAL SEAL
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.

The undersigned Recorder hereby certifies that the foregoing affidavit was filed in the Recorder's Office by the owner in possession as named in the affidavit or by the attorney-in-fact as shown by the records, and duly recorded and entered on the records on the 4 day of JUNE, 19 99.

Deborah L. Peyton
DEBORAH L. PEYTON, Recorder

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