Book 2006 Page 3533

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DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA

AFFIDAVIT OF POSSESSION

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

Preparer Information: (Name, address and phone number)
Mark A. Roeder, 119 East Main Street, Manchester, IA 52057-1736, Phone: (563) 927-2782

Taxpayer Information: (Name and complete address)
Clyde & Doris Scovel, 1838 Honey Creek Road, Manchester, IA 52057

Return Document To: (Name and complete address)
Mark A. Roeder, 119 E. Main St., Manchester, IA 52057-1736

Grantors:
Clyde A. Scovel
Doris A Scovel

Grantees:
Clyde A. Scovel
Doris A. Scovel

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 154	Mark A. Roeder ISBA # DL0008195	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

AFFIDAVIT OF POSSESSION
AND EXPLANATORY OF TITLE

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

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

That Clyde A. Scovel and Doris A. Scovel, Husband and Wife

are now the record titleholders of the following described real estate situated in Delaware County, to-wit: That portion of the former Manchester & Oneida Railway right-of-way, situated within the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Sixteen (16), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian in Delaware County, Iowa, except that part lying within Lot Three (3) of Scovel Second Addition Part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4), Section Sixteen (16), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2005, Page 1575.

My wife Doris A. Scovel, and I, and our predecessors in interest, my parents Clyde Scovel and Jeanette B. Scovel, have had hostile, actual, open, exclusive and continuous possession of the property for over 10 years, under claim of right since the Manchester & Oneida Railway Company abandoned the railway right-of-way sometime between 1951 and 1955. I believe it was due to mistake or omission that this land consisting of approximately .08 acres was not deeded to my parents, or anyone else, before the Manchester & Oneida Railway Company was liquidated in the 1950s. My wife, Doris A. Scovel and I, and our predecessors in interest, Clyde Scovel and Jeanette B. Scovel, occupied and farmed the above-described land and paid property taxes on it since it was abandoned by Manchester & Oneida Railway Company.

That said Clyde A. Scovel and Doris A. Scovel, Husband and Wife 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 27 day of September, 2006.

Clyde A. Scovel, Affiant

Signed and sworn to (or affirmed) before me on 27 September 2006, by Clyde A. Scovel.

Mark A. Roeder, Notary Public

MARK A. ROEDER
Commission Number 728724
My Commission Expires
6-1-2007

RECORDERS CERTIFICATE

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 27th day of SEPTEMBER, 2006.

DEBORAH L. PEYTON, Recorder

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