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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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AFFIDAVIT OF POSSESSION

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

Preparer Information: (Name, address and phone number)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Loras Monaghan, 2589 State Hwy 13, Manchester, IA 52057

Return Document To: (Name and complete address)
Loras Monaghan, 2589 State Hwy 13, Manchester, IA 52057

Grantors:
Rose M. Ryan

Grantees:
Loras Monaghan
Rose M. Ryan

Legal description: See Page 3

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 154	Thomas J. Hanson	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

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 Rose M. Ryan

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

See attached legal description - Page 3

The undersigned states that the herein described real estate is a bare lot and that any previous lease on said lot to D-X Sunray Oil Company as lessee is cancelled and of no further force and effect.

That said Rose M. Ryan 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 16 day of September, 2013.

Rose M. Ryan

Rose M. Ryan, Affiant

Signed and sworn to (or affirmed) before me on September 16, 2013, by Rose M. Ryan

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2013

, Notary Public

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Legal Description – Ryan

That part of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Twenty Four (24), Township Eighty Eight (88) North, Range Six (6), West of the Fifth P.M., described as commencing at the intersection of the centerline of Primary Road No. 13 with the centerline of the secondary road, thence S0°28¾'E two hundred nineteen and one-tenth (219.1) feet along said centerline of Primary Road No. 13, thence S89°31¼'W eighty five (85.0) feet to the point of beginning, thence N89°24¼'W one hundred thirty and nine-tenths (130.9) feet, along a fence line, thence N0°07¼'E one hundred seventy three and nine-tenths (173.9) feet, along a fence line, to the southerly right of way line of the secondary road, thence S89°51¾'E fifty nine and one-tenth (59.1) feet along said southerly right of way line, thence S45°10¼'E ninety nine and five-tenths (99.5) feet, thence S0°28¾'E one hundred five (105.0) feet to the point of beginning. The centerline of said Primary Road No. 13 is assumed to bear S0°28¾'E