Recorded: 12/16/2015 at 11:01:06.0 AM
Fee Amount: $22.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2015 PG: 3382

AFFIDAVIT OF POSSESSION

THE IOWA STATE BAR ASSOCIATION
Official Form #154
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Edward G. Parker, 5400 University Avenue, West Des Moines, IA 50266, Phone: (515) 226-6226

Taxpayer Information: (Name and complete address)

Return Document To: (Name and complete address)
Edward G. Parker
5400 University Avenue
West Des Moines, IA 50266

Grantors:
Three Rivers FS Company

Grantees:
Three Rivers FS Company

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	Edward G. Parker	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

AFFIDAVIT OF POSSESSION

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

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

That Three Rivers FS Company is/~~are~~ now the record titleholders of the following described real estate situated in Delaware County, to-wit:

See Exhibit A attached hereto and made a part hereof

That said Three Rivers FS Company 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 Sections 614.17 and 614.17A, Code of Iowa, and other statutes relative thereto.

Dated this 4 day of December, 2015.

THREE RIVERS FS COMPANY

By: _____
Gary Lahr, President, Affiant

By: Rick Domeyer
Rick Domeyer, Secretary, Affiant

Signed and sworn to (or affirmed) before me this 4 day of December, 2015, by Gary Lahr, President, and Rick Domeyer, Secretary.

MARK FELDMAN
Commission Number 752499
My Commission Expires
4-28-17

Mark Feldman
Signature of Notary Public

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EXHIBIT A

Real property in the City of Earlville, County of Delaware, State of Iowa, described as follows:

PARCEL 1:
The following five tracts within Lot 34, Earl's North Addition to Nottingham, now Earlville, Delaware County, Iowa:

Tract A: That part of said Lot 34 acquired by Warranty Deed recorded in Book 20 T.L.D. Page 339 and described as follows: Commencing at the Southeast corner of said Block 34 (Lot 34); running thence North to the Northeast corner of said Block 34 (Lot 34); thence West 80 feet; thence South to the south line of said Block (Lot); thence East to the place of beginning, being the East 80 feet of said Block 34 (Lot 34) in said addition.

Tract B: That part of said Lot 34 acquired by Warranty Deed recorded in Book 20 T.L.D. Page 593 and described as follows: The East Forty-nine (49) feet of West One Hundred Ninety Six (196) feet of Lot Thirty-Four (34) in Earl's Addition to Nottingham, also called Earl's North Addition to Nottingham, now Earlville, EXCEPT North One Hundred Fifty Two (152) feet thereof.

Tract C: That part of said Lot 34 acquired by Warranty Deed recorded in Book 31 T.L.D. Page 169 and described as follows: Commencing at a point one hundred and thirty (130) feet East of the North West corner of sad Lot Thirty Four (34); running thence East 66 feet; thence South 152 feet; thence West 66 feet; thence North 152 feet to the place of beginning;
LESS AND EXCEPT that part of said Lot 34 conveyed by Warranty Deed recorded in Book 37 T.L.D. Page 418 and described as follows: Commencing at a point one hundred and thirty (130) feet East of the North West corner of sad Lot Thirty Four (34); running thence East 66 feet; thence South 122 feet; thence West 66 feet; thence North 122 feet to the place of beginning;

Tract D: That part of said Lot 34 acquired by Tax Sale Deed recorded in Book 46 T.L.D. Page 322 and described as follows: The West 14 feet of the East 94 feet of Lot 34, Earl's North Addition, Earlville, Iowa.

Tract E: That part of said Lot 34 acquired by Quit Claim Deed recorded in Book 2015, Page 3216 and described as follows: The East 17 feet of the West 147 feet of Lot 34, EXCEPT the North 152 feet thereof, Earl's North Addition to Earlville, formerly Nottingham, Delaware County, Iowa.

Current tax parcel number: 550-00-02-058-00

PARCEL 2:
The following two tracts within Earlville, formerly Nottingham, Delaware County, Iowa:

TRACT A:
Lots 1, 2, 3 and 4 Block 35, in Earlville, formerly Nottingham, Delaware County, Iowa, acquired by Warranty Deed recorded in Book 24 T.L.D. Page 463, Delaware County, Iowa.
AND
All that portion of Radcliffe Street South of the South line of Elizabeth Street and North of the North line of North Side Road, in Earlville, Iowa, formerly Nottingham, acquired by Warranty Deed recorded in Book 28 T.L.D. Page 139, Delaware County, Iowa.

Current tax parcel number for Tract A: 550-00-05-046-00.

TRACT B:
Lots 1, 2, 3 and 4 Block 34, Earlville, formerly Nottingham, Delaware County, Iowa, acquired by Court Officer Deed recorded in Book 47 T.L.D. Page 14, Delaware County, Iowa.

Current tax parcel number for Tract B: 550-00-05-047-00.

PARCEL 3:
An irregular parcel of land lying northerly of the Illinois Central Gulf Railroad Company's main track and located in the Northeast Quarter of Section 36, Township 89 North, Range 4 West of the 5th Principal Meridian, at Earlville, Delaware County, Iowa more particularly described as follows:
Beginning at the point of intersection of the north-south centerline (section line) of said Section 36 and grantor's northerly property line, said point also being 150 feet northerly from the centerline of said main track, as measured at a right angle thereto; thence easterly along the northerly property line parallel with and 150 feet northerly from said centerline of main track a distance of 283.13 feet to the property corner; thence southerly along the grantor's property line a distance of 50 feet; thence easterly parallel with and 100 feet northerly from said centerline of main track, a distance of 230 feet to the property corner; thence southerly along grantor's property line and said line extended southerly a distance of 61.38 feet to a point which is 38.62 feet northerly from the centerline of said main track, as measured at right angle thereto; thence westerly parallel with and 38.62 feet northerly from said centerline of main track, and 10 feet northerly from the centerline of most northerly track to said centerline of Section 36; Thence northerly along said centerline of section to the point of beginning.

Current tax parcel number: 160-36-00-018-00.