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Document 2020 662 Type 06 010 Pages 2
Date 3/12/2020 Time 10:18:01AM
Rec Amt $12.00

Daneen Schindler, RECORDER/REGISTRAR
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)
George Davis, 225 1st Avenue East Dyersville, Iowa 52040
Phone: (563) 875-9112

Taxpayer Information: (Name and complete address)
Fredrick and Ellen Phelps Revocable Trust, 200 McCarren Drive #305, Manchester, Iowa 52057

Return Document To: (Name and complete address)
George Davis, 225 1st Avenue East Dyersville, Iowa 52040

Grantors:
Fredrick O. Phelps

Grantees:
Fredrick and Ellen Phelps Revocable Trust Dated April 1, 1991

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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AFFIDAVIT OF POSSESSION

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

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

That Fredrick and Ellen Phelps Revocable Trust Dated April 1, 1991 are now the record titleholders of the following described real estate situated in Delaware County, to-wit:

The North eight (8) feet of Lot Four (4) and all of Lots Five (5) and Six (6), Block One (1), Colony Addition to Colesburg, Iowa, according to Corrected and Amended Plat of Incorporated Town of Colesburg recorded in Book 1 Plats, Pages 73-86

A/K/A The North eight feet of Lot 4 and all of Lots 5 and 6 in Blk 1 of Colony Addition to the Town of Colesburg, Delaware County, Iowa. And subject to all other rights, reservations, restrictions, easements, liens and encumbrances of record

That said Fredrick and Ellen Phelps Revocable Trust Dated April 1, 1991 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 on 3/10/2020.

Fredrick O. Phelps

Fredrick O. Phelps, Affiant

Signed and sworn to (or affirmed) before me on 3/10/2020, by Fredrick O. Phelps.

JANET M. DIERS
Commission Number 724870
My Commission Expires
October 3, 2021

Janet M. Diers

Signature of Notary Public

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