Recorded: 7/10/2020 at 8:48:45.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 2306

AFFIDAVIT OF POSSESSION
Recorder's Cover Sheet

Preparer Information:

Daniel H. Swift, 108 N. Madison St., P.O. Box 207, Manchester, IA 52057, (563) 927-4901

Taxpayer Information:

Jerry & Natalie Montgomery, 25985 208th Ave. Delhi, IA 52223

Return Document To:

Jerry & Natalie Montgomery, 25985 208th Ave. Delhi, IA 52223

Grantors:

Thomas A. & Candace M. Pfalzgraf

Grantees:

Jerry & Natalie Montgomery

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

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 state:

That Thomas A. Pfalzgraf and Candace M. Pfalzgraf aka Candace Pfalzgraf, husband and wife, are now the record titleholders of the following described real estate situated in Delaware County, to-wit:

> All lake frontage running to the middle of the Maquoketa River bed with regard to the following described real estate; Lot Fourteen (14) of "Clair-View Acers at Delhi, Iowa" in Sections Twenty-Three (23) and Twenty-Six (26), Milo Township, Delaware County, Iowa, according to Plat thereof recorded in Book 2 Plats, Page 200; same being a part of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section Twenty-Three (23), Township Eighty-Eight (88) North, Range Five (5), West of the Fifth Principal Meridian.
>
> This deed is subject to the following covenants; Same is subject to the flood plain rights and the grantees shall hold the grantors harmless with regard to the flooding of the property conveyed.

That said Thomas A. Pfalzgraf and Candace M. Pfalzgraf aka Candace Pfalzgraf, 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.

Said possession has been open, notorious, continuous, and unclaimed against, and said real estate has been in possession of the Affiants since October 15, 1988.

DATED THIS 12 DAY OF JUNE 2020.

Thomas A. Pfalzgraf, Affiant

Candace M. Pfalzgraf aka Candace Pfalzgraf, Affiant

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on this 23 day of June 2020, by Thomas A. Pfalzgraf.



Susan K Meyer
Signature of Notary Public

INDIVIDUAL ACKNOWLEDGMENT

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on this 23 day of June 2020, by Candace M. Pfalzgraf aka Candace Pfalzgraf.



Susan K Meyer
Signature of Notary Public