McDonough Real Estate
Monticello, IA

Book 2020 Page 2598

Document 2020 2598 Type 06 010 Pages 4
Date 8/04/2020 Time 10:15:33AM
Rec Amt $22.00

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)
John C. Compton, P.C., 116½ W. Mission Street, PO Box 8 Strawberry Point, Iowa 52076
Phone: (563) 933-4334

Taxpayer Information: (Name and complete address)
N/A

Return Document To: (Name and complete address)
David L. and Melodie A. White, 3286 275th Street, Worthington, IA 52078

Grantors:
Jayne Fritzgerald

Grantees:
James Michael West
Ashley A. West

Legal description: See Page 3 and 4

Document or instrument number of previously recorded documents:

© The Iowa State Bar Association 2020
IOWADOCS®

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 James Michael West and Ashley A. West are now the record titleholders of the following described real estate situated in Delaware County, to-wit:

See attached Addendum.

That said James Michael West and Ashley A. West 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 7-20-2020.

Jayne Fitzgerald
Affiant

CHRISTINA BUSHMAN NOTARIAL SEAL COMMISSION NO. 719458 STATE OF IOWA

Signed and sworn to (or affirmed) before me on July 7 2020, by Jayne Fitzgerald.

Christina Bushman April 19, 2022
Signature of Notary Public 719458

© The Iowa State Bar Association 2020
IowaDocs®

Addendum

The East three fourths (E¾) of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section Thirteen (13), and that portion of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section Thirteen (13) described as beginning on the North line of said Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) at a point 3 16/100 chains East from the Northwest corner thereof and running thence (Var. 7° 30' East) South 8 25/100 chains, thence South 46½° East 2 chains, thence South 66° East 15 34/100 chains, thence South 30° East 1.60 chains to the East line of said Southwest Quarter (SW¼) of the Southwest Quarter (SW¼), thence North 18 12/100 chains to the Northeast corner thereof, thence West 16 84/100 chains to place of beginning. Also a tract of land containing 79.22 acres comprising all of the East one half (E½) of the Southwest Quarter (SW¼) of Section Thirteen (13) except a tract of 78/100 acres beginning at a point 27 chains 5½ links South of the center of the aforesaid Section and on a line between the Southeast Quarter (SE¼) and the Southwest Quarter (SW¼) of Section and running thence South 27° West 5 chains 48 links, thence South 63° East 2 chains 85 links to the line between the quarter sections above mentioned, thence North along said line to place of beginning. Also a tract of land containing 16 3983/10000 acres lying in the West one half (W½) of the Southeast Quarter (SE¼) of Section Thirteen (13) and described as follows: Beginning at the center of said Section and (Var. 6° 6') running thence South along the West side of the Southeast Quarter (SE¼) of said Section a distance of 27 chains 5½ links, thence North 27° East 10 chains 52 links, thence South 63° East 5 chains, thence North 27° East 8 chains and 16 1/3 links, thence North 63° West 6 chains 97 links, thence North 27° East 10 chains and 26 links, thence North 63° West 1 chain 95 links, thence South 32° 50' West 59 links to the North line of the Southeast Quarter (SE¼) of Section Thirteen (13), thence West along last named line 9 chains and 40 links to place of beginning, except the following tracts: one half (½) acre situated in the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) of Section Thirteen (13) described as follows: beginning at a point on the South side of Broadway in the Town of Hopkinton, Iowa, Southward of the Southeast corner of Block Nine (9) in Town of Hopkinton, bearing South parallel with a continuation of the East line of said Block Nine (9), thence running West parallel with and along the South side of Broadway aforesaid 9 rods, thence at right angles South 9 rods, thence at right angles East 9 rods, thence at right angles North 9 rods to place of beginning. Also excepting a tract of land containing 3½ acres lying in the East one half (E½) of Section Thirteen (13) and described as follows: Beginning at the point where the West line of Jackson Street in the Town of Hopkinton intersects the South line of the land of the Chicago Milwaukee & St. Paul Railway Company and (Var. 6° 6') running thence North 27° West 1

chain and 95 links, thence South 32° 50' West 10 chains 87 links, thence North 67° West 2 chains 73 links, thence South 23° West 1 chain 25 links, thence South 67° East 4 chains, thence South 63° East 1 chain 99 links, thence North 27° East 1 chain 78½ links, thence North 63° West 25 links, thence North 27° East 10 chains 26 links to place of beginning; also all that part of the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) and of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) and of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section Thirteen (13) described as commencing on the West line of Marion Street extended in H. A. Carter's Second Addition to Hopkinton, Iowa, at a point (Var. 6° 42' East) North 19 ¾° East and distant 6.24 chains from the quarter section corner on South side of said Section Thirteen (13), running thence North 27° East along the West line of said Marion Street 15.86 chains to a stake on the line between said Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) and the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼), thence North 27° East 14 links to a stake, thence North 63° West 5 chains to a stake, thence South 27° West 2.66½ chains to a stake on line between the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) and the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼), thence South 27° West 8.09½ chains to a stake on line between said Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) and the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼), thence South 27° West 5.24 chains to a stake, thence South 63° East 2.66½ chains to a stake on the line between said Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) and the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼), thence South 63° East 2.33½ chains to place of beginning, situated in the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) and the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) and the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼); all in Section Thirteen (13), Township Eighty Seven (87) North, Range Four (4), West of the Fifth P.M. Also a piece of land in the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section Twenty Four (24), Township Eighty Seven (87) North, Range Four (4), West of the Fifth P.M. and Mill Lot in Hopkinton Second Addition by H. A. Carter, according to plat recorded in Book 2 L.D., Pages 328-329, described as beginning at the intersection of the North line of said Section Twenty Four (24) with the West line of Marion Street in Hopkinton, Iowa, running thence South 27° West along the West line of Marion Street to a stone at intersection with the North line of Mill Street, thence North 63° West 6 chains, thence North 31° West 11 40/100 chains to the intersection with the North line of Section Twenty Four (24), Township Eighty Seven (87) North, Range Four (4), thence East along said line 17 47/100 chains to place of beginning; except Lot One (1) In The Southwest Quarter (SW¼) And Lot One (1) In The Southeast Quarter (SE¼); All In Section 13, Township 87 North, Range 4 West Of The 5th P.M., Delaware Co., Iowa, according to plat recorded in Book 6 Plats, Page 6, subject to flowage rights.