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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

AFFIDAVIT OF POSSESSION
Recorder's Cover Sheet

Preparer Information:
Thomas J. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Phone: (563) 927-5920

Taxpayer Information:
Herman Estates, LLC, 23052 322nd Street, Elkport, IA 52044

Return Document To:
Herman Estates, LLC, 23052 322nd Street, Elkport, IA 52044

Grantors:
Burdette E. Conner

Grantees:
Herman Estates, LLC

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 states:

That Annabelle L. Conner and the Estate of Annabelle L. Conner is now the record titleholder(s) of the following described real estate situated in Delaware County, to-wit:

Lot Fifteen (15), Block Five (5), Bakers Addition to Greeley, Iowa according to plat recorded in Book 19, L.D., Page 10; also that portion of the North one-half (N½) of the vacated alley lying South of and adjacent to said Lot Fifteen (15); also Lots Twenty Nine (29), Thirty (30), and Thirty-one (31) of the Subdivision of all that part of the North one-half (N½) of the Northwest Quarter (NW¼) of Section Twenty-nine (29), Township Ninety (90) North, Range Four (4), West of the Fifth P.M. as lies West from the depot grounds of the Chicago, Milwaukee & St. Paul Railroad Company and not covered by Baker's First and Second Addition to Greeley, Iowa, according to plat recorded in Book 1 Plats, Page 44.

That said Annabelle L. Conner and the Annabelle L. Conner Estate 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.

That in the chain of title to Lots 29, 30 and 31 as described herein there was a tax sale proceeding whereby notice of said proceedings were served on Remington P. Ellis. Said Affidavit of Publication does not state the reason for serving notice by publication rather than personal service. That at the time of service there was no address available for the said Remington P. Ellis and therefore service was mad by way of publication. There were no persons in possession of the real estate at the time of the tax sale proceeding.

Dated on Oct 16, 2020.

Burdette E. Conner, Affiant

Signed and sworn to (or affirmed) before me on Oct 16, 2020, by Burdette E. Conner.

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2022

Signature of Notary Public

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