

Document 2019 2515

Book 2019 Page 2515 Type 06 009 Pages 2

Date 8/14/2019 Time 2:18:59PM Rec Amt \$12.00

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LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

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This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 633-8870

Return document to and mail tax statements to:

SAMUEL AND LINDSAY WEIGHNER, 312 South 4th Avenue, Winterset, Iowa 50273

File #RESC / SAM (glb)



## AFFIDAVIT OF POSSESSION

Legal:

The South Half (1/2) of Lots One (1) and Two (2) in Block Five (5) of

WEST ADDITION to the Town of Winterset, Madison County, Iowa

Address:

312 South 4th Avenue, Winterset, Iowa 50273



I, Laura Baker, being first duly sworn upon my oath, do depose and state that I am now the record titleholder of the above-described real estate.

I further state that I am now in complete actual and sole possession of all of said real estate except as may be herein stated, and that I and my predecessors (who held record title thereof) in the recorded chain of title under which they claimed and claim ownership and the right to possession of the said real estate have been, since prior to January 1, 1980, in continuous, actual, visible, open, notorious, exclusive, and unquestioned possession thereof, under color of title and claim of right to the exclusive possession as against the world and have improved said property and paid the taxes thereon; that neither the title nor the right to possession of said titleholders or any of those under whom they claim have been disputed or openly attacked by anyone.

I further state that I am now in complete actual and sole possession of all of said real estate except as may be herein stated, and that I and my predecessors (who held

record title thereof) in the recorded chain of title under which they claimed and claim ownership and the right to possession of the said real estate have been, since **July 1**, **1992**, in continuous, actual, visible, open, notorious, exclusive, and unquestioned possession thereof, under color of title and claim of right to the exclusive possession as against the world and have improved said property and paid the taxes thereon; that neither the title nor the right to possession of said titleholders or any of those under whom they claim have been disputed or openly attacked by anyone.

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 lowa Code Sections 614.17 and 614.17A, and other statutes relative thereto.

Words and phrases herein shall be construed as in the singular of plural number, and as masculine, feminine, or neuter gender, according to the context.

Further this Affiant sayeth naught.