



Document 2019 3997

Book 2019 Page 3997 Type 06 009 Pages 6

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



AFFIDAVIT OF POSSESSION

THE IOWA STATE BAR ASSOCIATION

Official Form No. 154

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Brett T. Osborn, 974 73rd Street, Suite 16, West Des Moines, Iowa 50265.

Phone: 515-223-6000

Taxpayer Information: (Name and complete address)

South Central Iowa Landfill Agency, 2496 State Hwy 92, Winterset, Iowa 50273

Return Document To: (Name and complete address)

Brett T. Osborn, 974 73rd Street, Suite 16, West Des Moines, Iowa 50265.

Grantors:

Kelley Brown, Chair of the Board of Directors of
the South Central Iowa Landfill Agency

Grantees:

South Central Iowa Landfill Agency

Legal description:

Document or instrument number of previously recorded documents:



AFFIDAVIT OF POSSESSION

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

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

That South Central Iowa Landfill Agency
are now the record titleholders of the following described real estate situated in Madison
County, to-wit:

A tract in Sections Thirty-three (33) and Thirty-four (34) commencing at a point on the South line of the former right-of-way of the Chicago, Rock Island & Pacific Railway Company 933 due East of the West line of the East Half (E 1/2) of the Northeast Quarter (NE 1/4) of Section Thirty-three (33), thence due Southeast 493 feet, thence due East to a point 25 feet East of the West line of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-four (34), thence due North of the South line of the former right-of-way of said Railway Company, thence in a Westerly direction along the South line of the former right-of-way of said Railway Company to the point of beginning, containing approximately 14 acres; all in Township Seventy-six (76) North, of Range Twenty-seven (27) West of the 5th P.M.

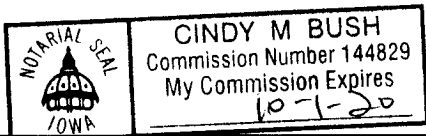
That said South Central Iowa Landfill Agency
are now in complete actual and sole possession of all of said real estate except as may be herein stated. That this affidavit is made from the personal knowledge of the undersigned who is familiar with said real estate, its titleholders, and its parties in 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 12.17.19.

Kelley Brown
Kelley Brown, Chair of the Board of Directors of, Affiant

Signed and sworn to (or affirmed) before me on 12-17-19, by Kelley Brown,
Chair of the Board of Directors of South Central Iowa Landfill Agency.

Cindy M Bush
Signature of Notary Public



INDEX LEGEND	
LOCATION:	MADISON COUNTY SEC. 33 & 34, T-76-N, R-27-W PARCEL "C"
PROPRIETOR:	LEONA M. CARLSON REVOCABLE TRUST
REQUESTED BY:	HERTZ REAL ESTATE
PREPARED BY:	JOSHUA E. SCHNEIDER
COMPANY:	GARDEN & ASSOCIATES, LTD.
RETURN TO:	500 E TAYLOR ST, STE C CRESTON, IOWA 50801



GARDEN & ASSOC.

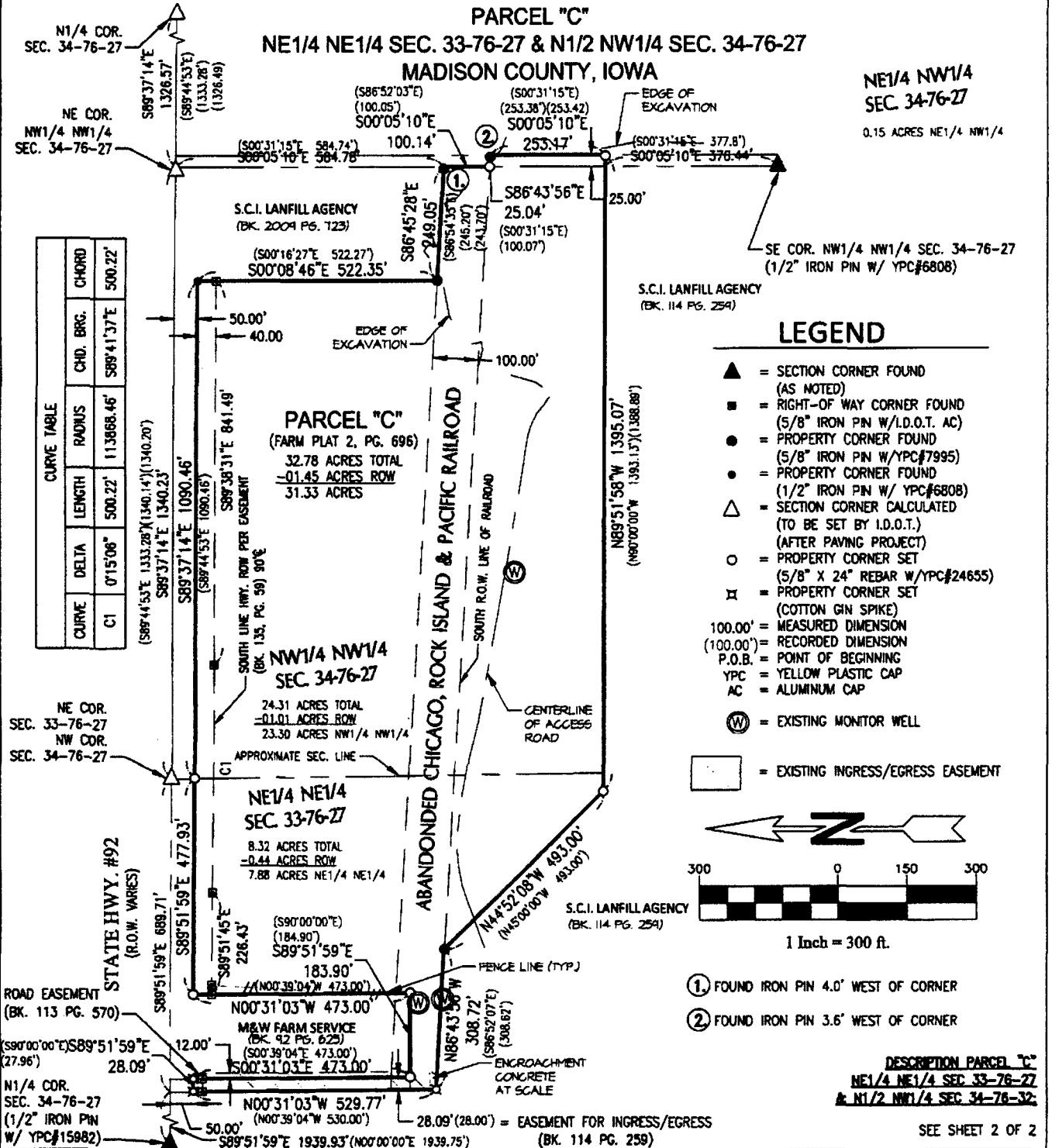
500 E Taylor St, Ste C, Creston, Iowa 50801 Phone: (641)782-4005

NOTE: THE BEARINGS ON THIS SURVEY ARE TAKEN FROM GPS OBSERVATIONS (NAD83 ZONE 08 DES MOINES - AMES) FIELD WORK COMPLETED: NOVEMBER 15, 2019

RETRACEMENT SURVEY

PARCEL "C"
NE1/4 NE1/4 SEC. 33-76-27 & N1/2 NW1/4 SEC. 34-76-27
MADISON COUNTY, IOWA

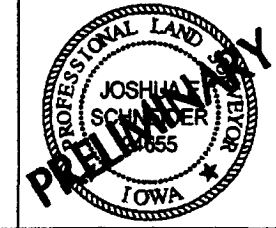
NE1/4 NW1/4
SEC. 34-76-27
0.15 ACRES NE1/4 NW1/4



SURVEY FOR: HERTZ REAL ESTATE % MATT VEGTER, 415 S. 11th ST., NEVADA, IA 50201 SHEET 1 OF 2

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Joshua E Schneider, P.L.S. Date
License number: 24655
My license renewal date is December 31, 2019
Pages or sheets covered by this seal: SHEET 1 OF 2 & 2 OF 2

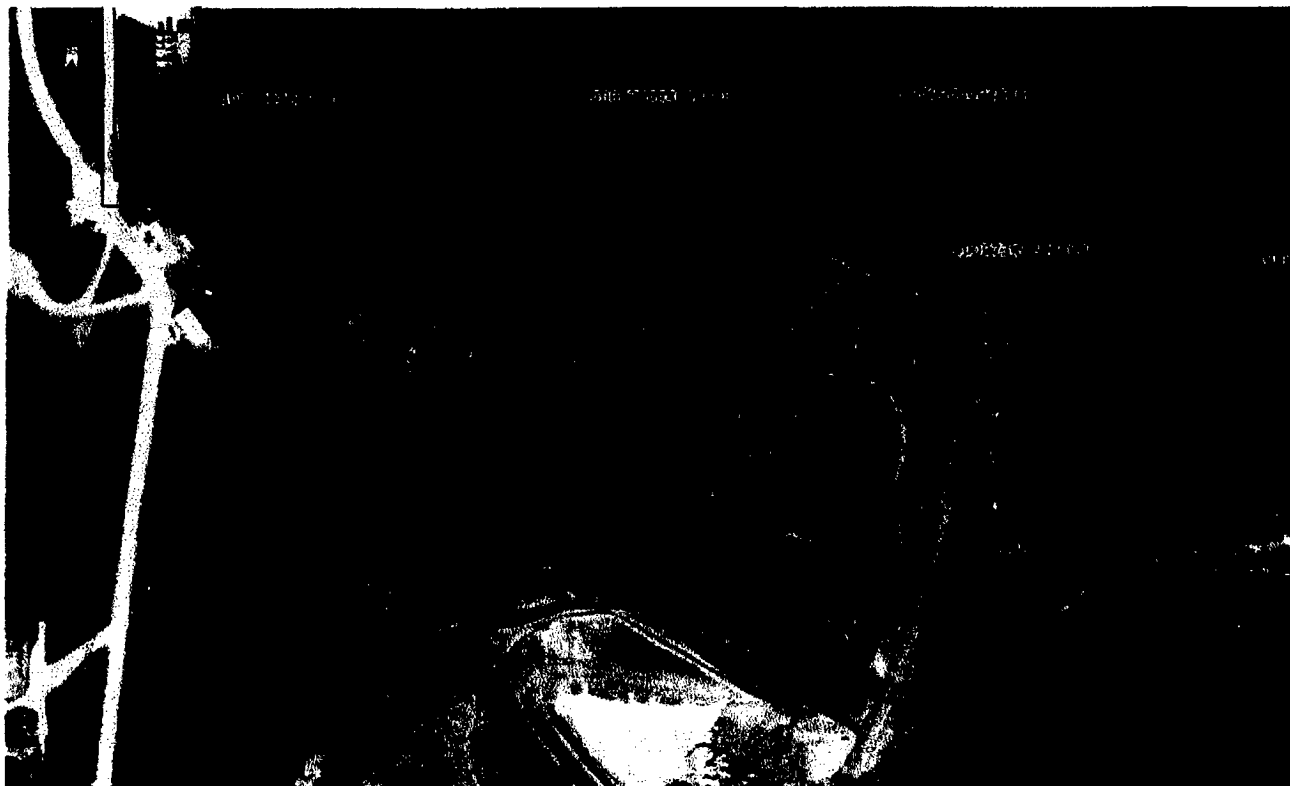


HERTZ REAL ESTATE - PARCEL "C"
NE1/4 NE1/4 SEC. 33-76-27
NW1/4 NW1/4 SEC. 34-76-27
MADISON COUNTY, IA

DATE: 11-15-19 DRN. JES APP.
FLD.BK. 1017 PROJ.NO. 6019730

DESCRIPTION PARCEL "C"
NE1/4 NE1/4 SEC. 33-76-27
& N1/2 NW1/4 SEC. 34-76-27
SEE SHEET 2 OF 2

PIN 400073442012000
Owner SOUTH CENTRAL IOWA LANDFILL AGENCY
Class Ag Land





Document 2014 990

Book 2014 Page 990 Type 03 001 Pages 2
Date 4/28/2014 Time 11:12 AM
Rec Amt \$12.00 Aud Amt \$10.00

INDX ✓
ANNO
SCAN
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101 - August 2013
Kristin B. Cooper
FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER
Return To: Kristin B. Cooper, 100 Court Avenue, Suite 600, Des Moines, IA 50309, (515) 243-7611
Preparer: Kristin B. Cooper, 100 Court Avenue, Suite 600, Des Moines, IA 50309, (515) 243-7611
Taxpayer: Leona M. Carlson, Trustee, 2804 NW North Creek Circle Ankeny IA 50021



WARRANTY DEED

For the consideration of One and 00/100 (\$1.00) Dollar(s) and other valuable consideration,
Leona M. Carlson, f/k/a Leona Gardner Carlson and Robert T. Carlson, wife and husband

do hereby
Convey to Leona M. Carlson, Trustee, Leona M. Carlson Revocable Trust Under Agreement Dated
October 6, 1993 the
following described real estate in Madison County, Iowa:

See Exhibit A attached hereto.

Exempt - Iowa Code Chapter 428A.2(21) - Consideration less than \$500.00.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context

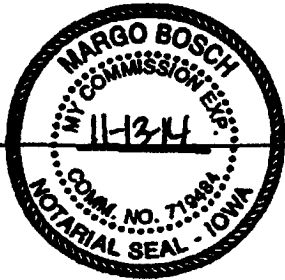
Dated: 4-14-2014

Leona M. Carlson
Leona M. Carlson (Grantor)

Robert T. Carlson
Robert T. Carlson (Grantor)

STATE OF IOWA COUNTY OF POLK
This record was acknowledged before me this 14 day of April, 2014, by Leona M. Carlson and Robert T. Carlson, wife and husband

Margo Bosch
Signature of Notary Public



(This form of acknowledgment for individual grantor(s) only)

EXHIBIT A

Legal Description

A tract of land located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-three (33), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing on the South line of the public highway at a point 625 feet East of the Northwest corner of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-three (33), and running thence South 580 feet to the South line of the former right-of-way of way of the Chicago, Rock Island & Public Railway Company, thence East 28 feet, thence North 580 feet to the South line of said public highway, thence West 28 feet to the place of beginning;

AND

That part of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-three (33), and that part of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-four (34), ALL in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, lying North of the South line of the former right of way of the Chicago, Rock Island and Pacific Railway Company; EXCEPT the following described tracts, to-wit:

1. The East 248.7 feet of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Thirty-four (34);
2. The North 50 feet thereof used for highway purposes;
3. A tract commencing 653 feet East and 50 feet South of the Northwest corner of said Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-three (33), thence South 473 feet, thence East 184 feet, thence North 473 feet, thence West 184 feet to the point of beginning and containing 2 acres more or less;
4. All that part of the West 625 feet of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-three (33), which lies North of the south boundary line of the former right of way of the Chicago, Rock Island & Pacific Railway Company across the same.