

Document 2020 1258

Book 2020 Page 1258 Type 06 009 Pages 2 Date 4/14/2020 Time 10:03:43AM

Rec Amt \$12.00

INDX ANNO SCAN

LISA SMITH, COUNTY RECORDER MADISON COUNTY 10WA

CHEK

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (FID73940) Return To: Kasi Elaine Hatfield, 1310 Pitzer Road, EARLHAM, IA 50072

AFFIDAVIT OF POSSESSION

STATE OF John) ss:

TO WHOM IT MAY CONCERN:

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

That Rita J. Wood, as Trustee Under the Rita J. Wood Living Trust Dated June 11, 2015, is now one the record titleholder of the following described real estate situated in Madison County, to-wit:

A parcel of land described as follows, to-wit: Beginning at the Northwest Corner of Section Twenty-two (22), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, running thence South 439.90 feet along the centerline of a County Road which is the West line of the Northwest Quarter (1/4) of said Section Twenty-two (22), thence North 89°57'29" East 219 feet, thence North 249.90 feet, thence North 89°57'29" East 184 feet, thence North 186.96 feet to the North line of said Northwest Quarter (1/4) which is the South right-of-way line of a County Road, thence North 89°36'30" West 403.01 feet to the Point of Beginning, containing 3.0001 acres including 0.5479 acres of county road right-of-way; and an easement for a well and waterline described as being 20 feet in width, 10 feet either side of the following described centerline: Commencing at the Northwest Corner of said Section Twenty-two (22), thence South 89°36'30" East 403.01 feet, thence South 186.96 feet, thence South 89°57'29" West 75.87 feet to the Point of Beginning, thence South 18°58'19" East 125.60 feet to a point 20.00 feet South of the center of the well which is the end of said easement; and subject to an access easement described as commencing at a point 266.65 feet South of the Northwest Corner of said Section Twenty-two (22), thence continuing South 24 feet, thence East 219 feet, thence North 70.22 feet, thence South 74°42'09" West 175 feet, thence West 50 feet to the Point of Beginning.

That said Rita J. Wood Living Trust Dated June 11, 2015, is 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: 4/9/20	Rita J. Wood, as Trustee Under the F Living Trust Dated June 11, 2015	lita J. Wood
	By: Rita J. Wood, Trustee	
STATE OF <u>fourt</u>)		
STATE OF <u>Loupt</u>) COUNTY OF <u>Poul</u>) ss:		
This record was acknowledged befo Wood, as Trustee Under the Rita J. Woo	ore me on 4/9/20 od Living Trust Dated June 11, 2015.	, by Rita J.
	com m	
COSBY J. LANGENESS Commission Number 758348 My Commission Expires	Notary Public in and for said State	