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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

AFFIDAVIT OF POSSESSION
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

James E. Van Werden, 1009 Main St., Adel, IA 50003

515-697-4284

Taxpayer Information:

Debra L. Perkins, 1211 Husky Dr., Winterset, IA 50273

Return Document To:

James E. Van Werden, 1009 Main St., Adel, IA 50003

Grantors:

Debra L. Perkins

Grantees:

Debra L. Perkins

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



AFFIDAVIT OF POSSESSION

TO WHOM IT MAY CONCERN:

STATE OF IOWA, MADISON COUNTY, ss:

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

That Debra L. Perkins is now the record titleholder of the following described real estate situated in Madison County, to-wit:

Parcel "K" in the Southwest Quarter of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter all in Section 1, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows: Beginning at the Northeast Comer of the Southwest Quarter of the Northwest Quarter of Section 1, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa thence South 89°28'01" East 651.25 feet to a point on the Westerly right-of-way line of the City of Winterset Street right-of-way; thence South 33°55'37" West 453.89 feet along said right-of-way line; thence South 15°53'14" West 66.35 feet along said right-of-way line; thence North 68°06'15" West 445.11 feet; thence North 89°14'03" West 288.14 feet; thence North 00°45'54" West 129.01 feet; thence North 89°26'59" East 59.75 feet to a point on the West line of existing Parcel "G"; thence South 00°01'43" East 104.35 feet; thence South 89°21'13" East 173.63 feet; thence North 01°01'00" East 254.56 feet to a point on the North line of the Southwest Quarter of the Northwest Quarter of said Section 1; thence South 89°14'03" East 85.18 feet to the Point of Beginning containing 5.335 acres including 0.402 acres of County Road right-of-way, as shown in Plat of Survey filed in Book 2007, Page 3577 on September 20, 2007, in the Office of the Recorder of Madison County, Iowa.

That said Debra L. Perkins 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 on 1-21-2020


Debra L. Perkins, Affiant

Signed and sworn to (or affirmed) before me on 1/21/2020, by Debra L. Perkins.




Signature of Notary Public