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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive IA 50235; (515) 518-6306

Return to: Ashley Vance, 2117 Warren Ave., Saint Charles, IA 50240

620132655

AFFIDAVIT OF POSSESSION

STATE OF IOWA)

COUNTY OF *Dallas*) ss:

We, Shelly W. Fellner and Joshua M. Fellner a/k/a J. M. Fellner, being first duly sworn on oath, depose and state:

1. That this Affidavit concerns real estate now legally described as follows:

A tract of land commencing at the Northeast Corner of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-six (26) West of the Fifth Principal Meridian, Madison County, Iowa, thence South 00 degrees 00 minutes 00 seconds East along the East line of said Section Thirty-six (36), 2150.42 feet to the point of beginning, thence South 90 degrees 00 minutes 00 seconds West, 414.0 feet to a point, thence South 00 degrees 00 minutes 00 seconds East 210.43 feet to a point, thence South 90 degrees 00 minutes 00 seconds West along said East line 210.43 feet to the point of beginning said Parcel containing 2.0 acres more or less subject to existing road right of way and easements thereon, if any. Subject to all building restrictions and easements of record.

AND

Commencing at the Northeast Corner of Section 36, Township 76 North, Range 26 West of the 5th Principal Meridian, Madison County, Iowa; thence South 00°00'00" 2,360.85 feet along the section line to the point of beginning. Thence continuing South 00°00'00" 100.00 feet, thence North 64°12'54" West 229.89 feet; thence North 90°00'00" East 207.00 feet to the point of beginning. Said parcel contains 0.238 acres.

AND

Commencing at the East Quarter Corner of Section 36, T76N, R26W of the 5th P.M., Madison County, Iowa; thence along the East line of the NE 1/4 said Section 36, North 00°00'00", 206.37 feet; thence North 64°12'54" West, 459.78 feet to the point of beginning. Thence North 00°00'00", 426.08 feet; thence North 90°00'00" West, 122.68 feet; thence South 00°00'00", 426.08 feet; thence South 90°00'00" East, 122.68 feet to the point of beginning. Said parcel of land contains 1.200 acres.
LESS AND EXCEPT

Commencing at the Northeast Corner of Section 36, Township 76 North, Range 26 West of the 5th Principal Meridian, Madison County, Iowa; thence South 00°00'00" 2,360.85 feet along the section line, thence continuing South 90°00'00" West, 207.00 feet to the point of beginning. Thence North 64°12'54" West 229.89 feet; thence South 00°00'00" 100.00 feet; thence North 90°00'00" East 207.00 feet to the point of beginning. Said parcel contains 0.238 acres.

Locally known as *

2. We are the record titleholders of the above-described real property.
3. We are now in complete actual and sole possession of all of said real estate.
4. This affidavit is made from the personal knowledge of the undersigned 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 related statutes.

Dated this 18 day of October, 2022.

Shelly W. Fellner
Shelly W. Fellner

Joshua M. Fellner
Joshua M. Fellner a/k/a J. M. Fellner

Subscribed and sworn before me by Shelly W. Fellner and Joshua M. Fellner a/k/a J. M. Fellner this 18 day of October, 2022.

Shawna L. Jenson
Notary Public in and for the State of Iowa

