



Document 2022 685

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Date 3/08/2022 Time 12:17:46PM

Rec Amt \$12.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**AFFIDAVIT OF POSSESSION
Recorder's Cover Sheet**

CTB122415

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

✓ ¹/₅ ✓

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Gregory Z. Lester

Grantees: Gregory Z. Lester

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 Gregory Z. Lester and Katherine L. Lester are now the record titleholders of the following described real estate situated in Madison County, to-wit:

Lot Twelve (12) of Kephart's Addition to St. Charles, Madison County, Iowa, AND Parcel "G" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 0.2359 acres, as shown in Plat of Survey filed in Book 2, Page 307, on November 26, 1996, in the Office of the Recorder of Madison County, Iowa;

AND



All that part of the former Right-of-way of the Chicago, Burlington and Quincy Railroad Company, which lies West of the East line of said Lot Twelve (12) and lying North of the North line of said Parcel "G".

That said Gregory Z. Lester and Katherine L. Lester 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 2-11-2022

Gregory Z. Lester, Affiant

Signed and sworn to (or affirmed) before me on February 11, 2022, by Gregory Z. Lester.



Signature of Notary Public