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INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 259-9327

Return document to and mail tax statements to:

JOHN A. AND SHARON K. WALKER, 81 and 57 Long Street, Patterson, Iowa 50218

File #ISS (dmf)

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AFFIDAVIT OF POSSESSION

Legal: **Lot Five (5) in Block One (1) of the Town of Patterson, Madison County, Iowa.**



AND

Lot Six (6), Seven (7), and Eight (8) in Block One (1) of the Town of Patterson, Madison County, Iowa, except that part thereof conveyed for highway purposes



Address: 81 and 57 Long Street, Patterson, Iowa 50218

We, **Charles Clyde Harper and Helen Mae Harper**, being first duly sworn upon our oath, do depose and state that we are now the record titleholders of the above-described real estate.

We further state that we are now in complete actual and sole possession of all of said real estate except as may be herein stated, and that we and our predecessors (who held record title thereof) in the recorded chain of title under which they claimed and claim ownership and the right to possession of the said real estate have been, since prior to **January 1, 1980**, in continuous, actual, visible, open, notorious, exclusive, and unquestioned possession thereof, under color of title and claim of right to the exclusive possession as against the world and have improved said property and paid

the taxes thereon; that neither the title nor the right to possession of said titleholders or any of those under whom they claim have been disputed or openly attacked by anyone.

We further state that we are now in complete actual and sole possession of all of said real estate except as may be herein stated, and that we and our predecessors (who held record title thereof) in the recorded chain of title under which they claimed and claim ownership and the right to possession of the said real estate have been, since **July 1, 1992**, in continuous, actual, visible, open, notorious, exclusive, and unquestioned possession thereof, under color of title and claim of right to the exclusive possession as against the world and have improved said property and paid the taxes thereon; that neither the title nor the right to possession of said titleholders or any of those under whom they claim have been disputed or openly attacked by anyone.

This affidavit is made from the personal knowledge of the undersigned, who are 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 Iowa Code Sections 614.17 and 614.17A, and other statutes relative thereto.

Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine, or neuter gender, according to the context.

Further this Affiant sayeth naught.



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| <p>STATE OF <u>Iowa</u>) COUNTY OF <u>Polk</u>) SS:</p> <p>On this <u>19</u> day of <u>January</u>, 2024, before me the undersigned, a Notary Public in and for said State, personally appeared Charles Clyde Harper and Helen Mae Harper, a married couple, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.</p> <p><i>Brandy Underberg</i></p> | <p>Dated: <u>01/19/2024</u>, 2024</p> <p><i>Charles C. Harper</i> Charles Clyde Harper</p> <p><i>Helen Mae Harper</i> Helen Mae Harper</p> |
|---|--|

Barbara L. ...
Notary Public in and for said State