

BK: 2024 PG: 2376
Recorded: 10/1/2024 at 8:21:07.0 AM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

AFFIDAVIT OF POSSESSION
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Aaron Hubbard, 2900 100th Street, Ste. 209, Urbandale, IA 50322, Phone: (515) 222-1700

Taxpayer Information and Return Document To: (name and complete address)

Gary T. Steffen and Monica I. Steffen, 3127 230th Street, Saint Charles, IA 50240

Grantors:

Christopher Curtis
Meredith L. Curtis

Grantees:

The Public

Legal Description: See Page 2

Document or instrument number of previously recorded documents: None

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 Christopher Curtis and Meredith L. Curtis, a married couple, are now the record titleholder of the following described real estate situated in Madison County, to-wit:

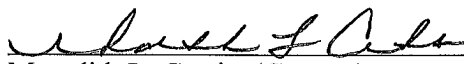
A parcel of land described as the East 75.5 feet of the South 577.5 feet of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa. Said Parcel contains 0.9994 Acres including 0.0693 Acres of County Road Right of Way.

AND

A tract of land described as follows, to wit: Commencing at the Northwest Corner of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Three (3), thence North 86°50' East along the North line thereof 116 feet, thence South 12°06' East 751.2 feet, thence North 86°50' East 103.35 feet, thence South 174.5 feet, thence North 86°50' East 205 feet, thence South 21°15' West 191 feet, thence South 01°25' West 229.2 feet, thence South 86°50' West 507.05 feet to the Southwest corner of said Southeast Quarter (1/4) of the Southwest Quarter (1/4), thence North along the West line thereof 1,320.7 feet to the point of beginning all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, subject to and together with any and all easements, covenants and restrictions of record.

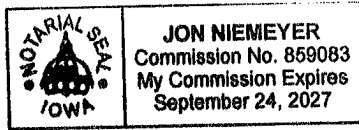
That said Christopher Curtis and Meredith L. Curtis are now in complete actual and sole possession of all of said real estate, except as may be herein stated. That this affidavit is made from the personal knowledge of the undersigned who is familiar with said real estate, its titleholders, and its parties in possession; and is for the purpose of confirming title to the above-described real estate under the provisions of Iowa Title Standard 11.5, Sections 614.17 and 614.17A of the Code of Iowa, and other statutes relative thereto.

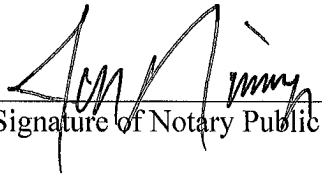

Christopher Curtis, (Grantor) 9-24-2024
(DATE)


Meredith L. Curtis, (Grantor) 9-24-2024
(DATE)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 24, 2024, by Christopher Curtis and Meredith L. Curtis, a married couple.





Signature of Notary Public