



Document 2025 507

Book 2025 Page 507 Type 06 009 Pages 3

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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**AFFIDAVIT OF POSSESSION**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 154  
Recorder's Cover Sheet

**Preparer Information:** (name, address and phone number)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067, (515) 462-4912

**Taxpayer Information:** (name and complete address)

Garrett Thompson, 2456 Hiatt Apple Trail, Winterset, IA 50273

**Return Document To:** (name and complete address)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

**Grantors:**

Jane E. DeWitt

**Grantees:**

Garrett Thompson

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** N/A

**AFFIDAVIT OF POSSESSION**

STATE OF IOWA, MADISON COUNTY, ss:

TO WHOM IT MAY CONCERN:

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

That Jane E. DeWitt is now the record titleholder of the following described real estate situated in Madison County, to-wit:

**The Northwest Quarter (1/4) of the Southwest Quarter (1/4), and the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th PM, Madison County, Iowa, AND the Northeast Quarter (1/4) of the Southeast Quarter (1/4), and all that part of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th PM, Madison County, Iowa, lying South of Highway #92; EXCEPT the following described tracts, to-wit:**

1. Parcel "E" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) and in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-five (25), and containing 1.212 acres, as shown in Plat of Survey filed in Book 2001, Page 1406, on April 10, 2001, in the Office of the Recorder of Madison County, Iowa;

2. A tract of land located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-five (25), containing 3.000 acres, as shown in Plat of Survey filed in Book 2, Page 272, on October 3, 1991, in the Office of the Recorder of Madison County, Iowa;

3. Parcel "I" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) and in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> PM, Madison County, Iowa, containing 10.74 acres, as shown in Plat of Survey filed in Book 2024, Page 182 on January 26, 2024, in the Office of the Recorder of Madison County, Iowa;

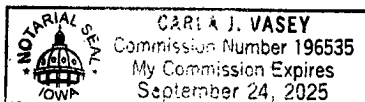
4. Parcel "N" located in the East Half (½) of the Northeast Quarter (¼) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> PM, Madison County, Iowa, lying South of the former South line of Iowa Highway 92 and North of the existing Centerline of a Madison County road in the Southeast Quarter (¼) of said Northeast Quarter (¼) and containing 20.96 acres including 3.29 acres of Road Easement, as shown by the Plat of Survey recorded on June 14, 2023, in the Madison County Recorder's Office in Book 2023, Page 1368.

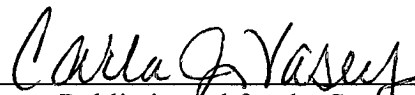
That said Jane E. DeWitt is now in complete actual and sole possession of all of said real estate except as may be herein stated. That this Affidavit is made from the personal knowledge of the undersigned who is familiar with said real estate, its titleholders, and its parties in possession; and is for 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 this 27 day of February 2025.

  
Jane E. DeWitt, Affiant

Signed and sworn to (or affirmed) before me this 27th day of February 2025 by Jane E. DeWitt.



  
Notary Public in and for the State of Iowa