

Document 2008 3046

Book 2008 Page 3046 Type 06 009 Pages 2
Date 10/15/2008 Time 10:28 AM
Rec Amt \$12.00

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON IOWA



AFFIDAVIT OF POSSESSION

THE IOWA STATE BAR ASSOCIATION
Official Form No. 154
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273 (515) 462-4912

Taxpayer Information: (Name and complete address)

Lance Vrana
275 Bechtold Drive
Hallsville, Texas 75650

✓ **Return Document To:** (Name and complete address)

John E. Casper
P.O. Box 67
Winterset, Iowa 50273

Grantors:

Lance M. Vrana
Lee R. Hill

Grantees:

Lance M. Vrana

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 Lance M. Vrana and Lee R. Hill

are now the record titleholders of the following described real estate situated in Madison County, to-wit:

The North Half (1/2) of the Southwest Fractional Quarter (SW Fr 1/4) and the Southeast Quarter (1/4), and all of the South Half (1/2) of the Northwest Fractional Quarter (NW Fr 1/4) lying South of a line described as follows: Commencing at the Southeast (SE) corner of the North Half (1/2) of the Northwest Fractional Quarter (NW Fr 1/4), thence South 00°17'59" East, 201.47 feet to the centerline of the County road, and the Point of Beginning of said line; thence along said centerline, South 79°29'34" West, 235.54 feet; thence Westerly 296.70 feet along a 571.20 foot radius curve, concave Northerly, having a central angle of 29°45'42" and a long chord bearing North 85°37'35" West, 293.38 feet; thence departing said centerline, South 40°48'47" West, 89.62 feet; thence South 14°30'54" West, 86.51 feet; thence South 65°35'21" West, 447.80 feet; thence South 69°26'05" West, 81.45 feet to the West line of said Northwest Fractional Quarter (NW Fr 1/4), all in Section Six (6), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa. All as per Plat of Survey recorded in Book 2, Page 333 in the Office of the Madison County, Iowa Recorder. EXCEPT that part of the Northwest Quarter (1/4) of Section Six (6), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the southeast corner of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Six (6); thence on an assumed bearing of South 00°37'58" East along the east line of said Southeast Quarter (1/4) of the Northwest Quarter (1/4) 202.77 feet to the centerline of a Madison County Highway and the point of beginning; thence South 79°29'34" West along said centerline 235.59 feet; thence westerly along said centerline and along a tangential curve concave to the north, radius 571.20 feet, central angle 21°43'30", 216.58 feet, chord bearing North 89°38'41" West thence South 25°36'06" East 40.61 feet to the south line of a Madison County Highway; thence South 00°00'00" East 961.90 feet; thence North 90°00'00" East 440.87 feet to the east line of said Southeast Quarter (1/4) of the Northwest Quarter (1/4); thence North 00°37'58" West along said east line 1040.21 feet to the centerline of a Madison County Highway and the point of beginning. Said tract contains 10.00 acres and is subject to a Madison County Highway Easement over the northerly 0.37 acres thereof.

The affiant is well and truly acquainted with the chain of title to the real estate legally described above.

The affiant further states that he is acquainted with Pam Hill and that Pam Hill was an unmarried person at the time of the execution and delivery of the Quit Claim Deed which is dated March 23, 2006 and filed for record on October 9, 2007 in the Madison County Recorder's Office.

That said Lance M. Vrana and Lee R. Hill

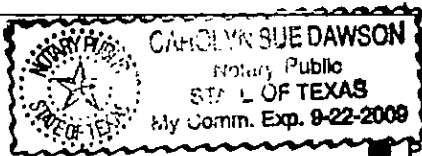
are now in complete actual and sole possession of all of said real estate except as may be herein stated. That this affidavit is made from the personal knowledge of the undersigned who is familiar with said real estate, its titleholders, and its parties in possession; and is for the purpose of confirming 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 this 30 day of September, 2008.

Lance M. Vrana
Lance M. Vrana

, Affiant

Signed and sworn to (or affirmed) before me on September 30, 2008, by Lance M. Vrana



Carolyn Sue Dawson
Carolyn Sue Dawson Notary Public

POWER OF ATTORNEY

The undersigned, owner in possession of said property as above stated, hereby directs that this affidavit be filed of record and hereby appoints the County Recorder of the County wherein said land is situated as the authorized attorney in fact to file same.

_____, Owner in Possession

If the Power of Attorney is granted by other than individuals attach appropriate acknowledgment.

_____, Owner in Possession