

001773

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REC \$ 10.00
AUD \$
R.M.F. \$ 1.00

COMPUTER ✓
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COMPARED ✓

BOOK 2001 PAGE 1773
(PAGE 1773)
2001 MAY -3 PM 12:30
12:30 pm.
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information James E. Van Werden, 1009 Main Street, Adel, (515) 993-4545

Individual's Name

Street Address

City

Phone

SPACE ABOVE THIS LINE
FOR RECORDER



AFFIDAVIT OF POSSESSION

TO WHOM IT MAY CONCERN: STATE OF IOWA, DALLAS COUNTY, ss:

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

That Albert L. Little

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

See attached Exhibit "A"

That said Albert L. Little

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 2nd day of May, 2001

Albert L. Little
Albert L. Little, Affiant

Subscribed in my presence and sworn to (affirmed) before me by the said affiant this 2nd day of May 2001



Duane Gordon
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

_____, Owner in Possession

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

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____ by _____

_____, Notary Public

The use of the Power of Attorney with acknowledgment is optional and may be omitted if the affidavit is filed by the owner in possession as named in the affidavit.

The undersigned Recorder hereby certifies that the foregoing affidavit was filed in the Recorder's Office by the owner in possession as named in the affidavit or by the attorney-in-fact as shown by the records, and duly recorded and entered on the records on the 3rd day of May, 2001.

Michelle Utzler by
Debra M. Henry, Deputy Recorder

EXHIBIT "A"

LEGAL DESCRIPTION: ALBERT L. LITTLE SURVEY

ABSTRACT DESCRIPTION:

All that Part of Lot 5 in the East Half of the Northwest Quarter of Section 7; Township 75 North, Range 27 West of the 5th P.M.; Madison County, Iowa which lies West of the centerline of Federal Highway 169 as now located and East of the main channel of Middle river as the same now flows across said Lot; except that part thereof lying North of the public highway across the North end of said Lot 5 and except a tract of land commencing at a point on the South line of said Lot 5, 45 rods West of the Southeast corner of the Northwest Quarter of said Section 7 and running thence West along said South line to the Southwest Corner of said Lot 5, thence North 44° East 38 rods and 19 links; thence North 25° East, 3 chains, thence in a Southerly direction to the place of beginning.

SURVEY DESCRIPTION:

That part of Lot 5 shown on a plat of survey titled Subdivision of East Half of the Northwest Quarter of Section 7, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa and filed in Book 8, Page 283 at the County Recorder's Office on April 19, 1873 which lies West of the centerline of the former U.S. Highway No. 169 and East of the main channel of Middle River with the two exceptions listed in the Abstract Description above more particularly described as follows:

North portion described as Commencing at the Southeast Corner of the Northwest Quarter of Section 7, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; Thence South 89°29'56" West 246.35 feet along the South line of said Northwest Quarter to the centerline of a county road (former U.S. Highway No. 169); Thence North 05°16'08" West 504.74 feet along said county road centerline to a point on the line between Lot 12 and Lot 5 of said Subdivision which is the Point of Beginning North Portion; thence continuing North 05°16'08" West 600.28 feet along said county road centerline; thence North 60°26'08" West 197.16 feet along the centerline of a vacated county road; thence South 55°50'37" West 116.43 feet along the centerline of a vacated county road to a point on the centerline of the main channel of Middle River; thence South 04°56'44" East 228.05 feet along said main channel centerline; thence South 21°09'21" East 488.91 feet along said main channel centerline; thence South 07°07'21" East 201.62 feet along said main channel centerline to a point on the line between Lot 12 and Lot 5 of said Subdivision; thence North 77°45'07" East 124.34 feet to the Point of Beginning containing 3.112 acres including 0.585 acres of county road right-of-way.

South Portion described as commencing at the Southeast corner of the Northwest Quarter of Section 7, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 89°29'56" West 491.53 feet along the South line of said Northwest Quarter to the Southwest Corner of Lot 12 of said Subdivision which is the Point of Beginning South Portion; thence North 00°13'59" East 329.59 feet along the line between Lot 12 and Lot 5 of said Subdivision to a point on the centerline of the main channel of Middle River; thence South 65°08'10" West 216.77 feet along said main channel centerline; thence South 13°00'54" West 246.98 feet to a point on the South line of Lot 5 of said Subdivision which is 742.50 feet West of the Southeast Corner of said Northwest Quarter; thence North 89°29'56" East 250.97 feet to the Point of Beginning containing 1.434 acres.