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Rec Amt \$17.00

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>



AFFIDAVIT OF POSSESSION

THE IOWA STATE BAR ASSOCIATION

Official Form No. 154

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273 Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

✓ Heritage Townhomes & Development Group, LLC
 2100 State St.
 Grimes, IA 50109

Return Document To: (Name and complete address)

Jerrold B. Oliver
PO BOX 230
Winterset, IA 50273

Grantors:

KAREN J. LYTTON

Grantees:

KAREN J. LYTTON

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 KAREN J. LYTTON

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

Lot Fourteen (14) in Block Eight (8) of the Original Town of Truro, Madison County, Iowa

The consideration for this deed is less than \$500.00. Therefore, no Declaration of Value or Ground Water Statement is required.

That said KAREN J. LYTTON

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 January, 2006.

Karen J. Lytton
KAREN J. LYTTON, Affiant

Signed and sworn to (or affirmed) before me on January 30, 2006, by KAREN J. LYTTON



Bret A. Smith, 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.

Karen J. Lytton
KAREN J. LYTTON, Owner in Possession

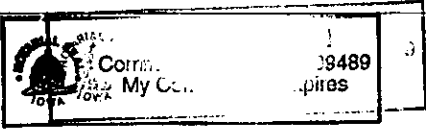
If the Power of Attorney is granted by other than individuals attach appropriate acknowledgment.

_____, Owner in Possession



STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on January 20, 2006, by KAREN J. LYTTON



Bret A. Smith, 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 10 day of April, 2006.

Cornel S. Miller, Deputy
Michelle Utaler, Recorder