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FILED NO. _____

BOOK 45 PAGE 164

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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

REC \$ 5.00
AUD \$ _____
R.M.F. \$ 1.00

COMPUTER
RECORDED
COMPARED

Preparer

Information LEONARD M. FLANDER, 223 EAST COURT AVE, WINTERSET, IA 50273-0067, (515) 462-4912

Individual's Name Street Address City Phone

LEONARD M. FLANDER ISBA # 1612

SPACE ABOVE THIS LINE
FOR RECORDER

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

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

That AVA BOYLE, A/K/A AVA LEA BOYLE AND FORMERLY KNOWN AS AVA LEA EDWARDS

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

THE NORTHEAST FRACTIONAL QUARTER OF SECTION THREE (3) AND THE NORTHWEST FRACTIONAL QUARTER OF SECTION TWO (2), ALL IN TOWNSHIP SEVENTY-FOUR (74) NORTH, RANGE TWENTY-NINE (29) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA

That said AVA BOYLE, A/K/A AVA LEA BOYLE AND FORMERLY KNOWN AS AVA LEA EDWARDS 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.

That the lease recorded in Miscellaneous Record 34 at page 742 has expired, that a Notice of Termination was timely served upon the tenant named in that lease, that said Tenant surrendered possession of the premises described in that Lease at the expiration of that Lease; has had no right of possession of the real estate under said Lease since March 1, 1988 and said Tenant is not now in possession of the real estate described in that Lease and at this time has no right, title or interest in and to the real estate described herein.

No oil, gas or other hydrocarbons or minerals were produced on the above described property at any time before or after March 17, 1965, and the mineral rights reserved by The Union Central Life Insurance Company in a deed to Rose L. Umsted, dated February 23, 1945, and recorded April 7, 1945, in Deed Record 80 on page 498, expired.

Dated this JUNE 25, 1998

Ava Boyle
Affiant

Subscribed in my presence and sworn to (affirmed) before me by the said affiant this 25th of June 1998

Leonard M. Flander
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.

Ava Boyle
Owner in Possession

Owner in Possession

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 25th day of June, 1998.

Michelle Utsler by Paige Henry
Deputy Recorder