

REC \$ 10⁰⁰
AUD \$
N.M.F. \$

COMPUTER ✓
RECORDED ✓
COMPARED ✓

FILED NO. 2769
BOOK 45 PAGE 478
99 JAN -7 AM 8: 19

Preparer Information Lewis H. Jordan, P.O. Box 230, , Winterset, (515) 462-3731
Individual's Name Street Address City

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
SPACE ABOVE THIS LINE
FOR RECORDER



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 WINTERSET PROFESSIONAL PLAZA, A Partnership

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

See 1 in Addendum

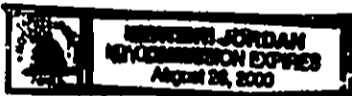
That said WINTERSET PROFESSIONAL PLAZA, A Partnership are now in complete actual and sole possession of all of said real estate except as may be herein stated. That this affidavit is made from the personal knowledge of the undersigned who is familiar with said real estate, its titleholders, and its parties 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 6th day of January, 1999.

Greg Shahan, Partner, Affiant

Subscribed in my presence and sworn to (affirmed) before me by the said affiant this 6th day of January, 1999.

Lewis H. Jordan, 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.

Winterset Professional Plaza Owner in Possession
By Greg Shahan, Partner, Owner in Possession

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

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on January 6th, 1999 by Greg Shahan, a partner of Winterset Professional Plaza



Lewis H. Jordan, 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 7 day of January, 1999.

Michelle Utzler, Recorder
Shirley G. Henry, Deputy

Addendum

1. A parcel of land commencing at a point on the centerline of Iowa Highway #169 which is 1915.4 feet north of the southeast corner of Section Twenty-five (25), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, running thence North 171 feet along the centerline of said Highway #169, thence West 500 feet; thence South 171 feet, thence East 500 feet to the point of beginning, EXCEPT that part of the Southeast Quarter (SE 1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the southeast corner of said Section Twenty-five (25); thence on an assumed bearing of North 00 degrees 00 minutes 00 seconds East along the east line of the Southeast Quarter (SE 1/4) of said Section Twenty-five (25) and the centerline of U.S. Highway 169 a distance of 1915.4 feet; thence North 89 degrees 43 minutes 35 seconds west 343.73 feet to the point of beginning; thence North 89 degrees 43 minutes 35 seconds West 155.91 feet; thence North 00 degrees 11 minutes 30 seconds West 171.00 feet; thence South 89 degrees 44 minutes 10 seconds East 151.26 feet; thence South 01 degree, 45 minutes 00 seconds East 171.13 feet to the point of beginning