

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 154

G. Stephen Walters ISBA # 05813

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

REGISTERED   
RECORDED   
INDEXED

REC'S 10 00  
AUD \$  
R.M.F. \$ 1 00

FILED NO. 2978  
BOOK 45 PAGE 514  
99 JAN 19 PH 3:4

Preparer Information G. Stephen Walters, P O Box 230, Winterset, Iowa 50273, (515) 462-3731

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Individual's Name Street Address City Phone

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 Carl R. Christensen and Sharon K. Christensen

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

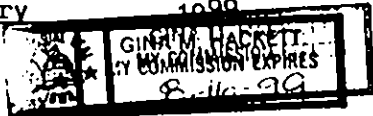
See Exhibit A attached

That said Carl R. Christensen and Sharon K. Christensen 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 \_\_\_\_\_ day of January, 19 99

*Carl R. Christensen*  
Carl R. Christensen, Affiant

Subscribed in my presence and sworn to (affirmed) before me by the said affiant this 19<sup>th</sup> day of January, 1999



*Gina M. Hackett*  
Gina M. Hackett, 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.

*Carl R. Christensen*  
Carl R. Christensen, Owner in Possession  
*Sharon K. Christensen*  
Sharon K. Christensen, 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 18 January, 1999 by Carl R. Christensen and Sharon K. Christensen



*William M. Dickey*  
William M. Dickey, 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 19 day of January, 19 99

*Michelle Utsler*  
Michelle Utsler, Recorder  
*Shirley H. Henry*  
Shirley H. Henry, DEPUTY

A tract of land described as follows, to-wit: Commencing at the Northwest corner of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Sixteen (16), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and running thence East 10 chains to the public road, thence in a Southeasterly direction along said road to a point 20 rods West of the Southeast corner of said 40-acre tract, thence West along the South line of said Section Five (5) chains to Middle River, thence North and West following the meanderings of said River to a point 3.25 chains South of the point of beginning, thence North to the point of beginning, containing 16 acres more or less, **EXCEPT** a parcel of land located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, described as commencing at the Northwest Corner of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Sixteen (16); thence N. 90°00'E. 340.00 feet along North line of said Southeast Quarter (1/4) of the Southwest Quarter (1/4) to Point of Beginning; thence S. 23°52'E. 1,269.3 feet; thence N. 90°00'E. 130.0 feet to the centerline of a county road; thence N. 15°35'W. 1,205.0 feet along centerline of county road to the North line of said Southeast Quarter (1/4) of the Southwest Quarter (1/4); thence N. 90°00'W. 320.0 feet along North line of said Southeast Quarter (1/4) of the Southwest Quarter (1/4) to Point of Beginning containing 5.995 Acres including 0.553 Acres of county road right of way. Note: The North line of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa is assumed to bear due East and West, **AND** all that part of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-eight (28), West of the 5th P.M., Madison County, Iowa, situated and lying North and West of Middle River, **AND** a parcel of land described as commencing at the Southwest Corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence North along the West line of said Northeast Quarter (1/4) of the Southwest Quarter (1/4) 520.0 feet more or less thence Easterly 33.0 feet to the centerline of a County Road; thence Southeasterly along said road centerline to a point on the South line of said Northeast Quarter (1/4) of the Southwest Quarter (1/4) 660.0 feet East of the Southwest Corner of said Northeast Quarter (1/4) of the Southwest Quarter (1/4); thence West 660.0 feet to Point of Beginning containing 2.5 Acres more or less including 0.5 Acres of County Road Right-of-Way, **AND** The South 520.5 feet of the East 669.5 feet of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Sixteen (16), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,

**EXHIBIT A**