

FILED NO. 2878

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95 MAY -8 PM 3:41

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

AFFIDAVIT OF POSSESSION

STATE OF IOWA)
) ss.
COUNTY OF POLK)

COPYING
RECORDED
COMPARED

REC \$ 10
AUD \$ 00
R.M.F. \$ 00

The undersigned first being duly sworn (or affirmed) upon oath deposes and states: That John Paul Courtney and Valerie K Courtney are now the record titleholder of the following described real estate, situated in Madison County, Iowa, to-wit:

A parcel of land located in the North Half of the Southeast Quarter of Section 25, Township 76 North, Range 26 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Beginning at the Northeast Corner of the NE¼ of the SE¼ of Section 25, T76N, R26W of the 5th P.M., Madison County, Iowa; thence, along the East line of said NE¼ of the SE¼, South 00°00'00" 314.87 feet; thence South 79°06'19" West 768.58 feet; thence South 16°00'42" West 92.26 feet; thence South 38°29'09" West 251.61 feet; thence South 72°16'54" West 321.05 feet; thence South 2°22'15" West 303.99 feet; thence South 90°00'00" West 391.74 feet; thence North 00°00'00" 321.21 feet to the centerline of Middle River; thence, along said centerline, North 80°21'00" East 103.01 feet; thence North 76°38'11" East 293.30 feet; thence North 75°48'06" East 285.80 feet; thence North 35°06'57" East 183.97 feet; thence North 16°37'58" East 92.26 feet; thence North 19°28'50" East 132.29 feet; thence North 49°30'48" East 140.00 feet; thence North 64°37'25" East 282.24 feet; thence North 74°01'43" East 290.30 feet to the North line of said NE¼ of the SE¼; thence, departing the centerline of Middle River and along said North line, North 84°39'53" East 166.70 feet to the Point of Beginning. Said parcel of land contains 10.000 acres, including 0.240 acres of county road right of way

That said John Paul Courtney and Valerie K Courtney are now in complete actual and sole possession of all of said real estate except as may be herein stated, and that they and their predecessors (who held record title thereof) in the recorded chain of title under which they claimed and claim ownership and the right to possession of the said real estate have been, since prior to January 1, 1970, in continuous, actual, visible, open, notorious, exclusive and unquestioned possession thereof, under color of title and claim of right to the exclusive possession against the world and have improved said property and paid taxes thereon; that neither the title nor the right to possession of said titleholders or any of those under whom they claim have been disputed or openly attacked by anyone. 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 Section 614.17, Code of Iowa, and other statutes relative thereto.

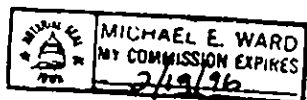
Words and phrases herein, including jurat and marginal entry hereof, shall be construed as in the plural or singular number, and as masculine, feminine or neuter gender, according to the context.

Dated this 5th day of May, 1995.

John Paul Courtney
Affiant

Valerie K. Courtney
Affiant

Subscribed in my presence and sworn to (or affirmed) before me by said affiant this 5th day of May 1995:



Michael E. Ward
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.

John Paul Courtney
Owner in Possession

Valerie K. Courtney
Owner in Possession

STATE OF IOWA)
)ss.
COUNTY OF POLK)

On this 5th day of May, 1995, before me the undersigned, a Notary Public in and for the County and State, personally appeared John Paul Courtney and Valerie K Courtney, to me known to be the identical person named in and who executed the within and foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

Michael E. Ward
Notary Public

