



# AFFIDAVIT OF POSSESSION

TO WHOM IT MAY CONCERN:

FILED NO. 1475

STATE OF IOWA

BOOK 43 PAGE 281

MADISON COUNTY } ss.

95 NOV 27 PM 1:49

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

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

That **KEITH L. and JANICE E. REYNOLDS**, husband and wife

MADISON

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

A parcel of land in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, including all that part of the former right-of-way of the Chicago, Burlington and Quincy Railroad Company, which lies South of the South line of Carpenter Street extended, more particularly described as follows: Commencing at the Southeast Corner of the Northeast Quarter (1/4) of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, thence along the South line of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-three (23), South 85°22'33" West, 1,065.49 feet to the point of beginning, thence continuing along said South line, South 85°22'33" West 255.55 feet to the Southwest Corner of said Southeast Quarter (1/4) of the Northeast Quarter (1/4),

thence along the West line of said Southeast Quarter (1/4) of the Northeast Quarter (1/4) North 00°01'30" East, 319.52 feet, thence Northerly 129.41 feet along a non-tangent, 1,502.84 foot radius curve, enclaves southeasterly, having a central angle of 04°16'03" and a long chord, North 03°10'33" East, 129.37 feet, thence along the South line of Carpenter Street extended, North 92°00'00" East, 50.91 feet, thence Southerly 133.65 feet along the westerly line of Lot Thirty-three (33), Kephart's Addition Plat No. (23) to St. Charles, on a 1,452.84 foot radius curve, concave southeasterly, having a central angle of 05°16'15" and a long chord, South 05°22'41" West, 133.61 feet, thence along the south line of said Lot Thirty-three (33), North 89°57'19" East, 204.76 feet to the Southeast Corner of said Lot Thirty-three (33), thence South 09°00'21" West, 294.94 feet to the Point of Beginning, said parcel of land contains 1.937 Acres, and Lot Thirty-three (33) of Kephart's Addition to St. Charles, Iowa, Plat No. 2, a Subdivision in the City of St. Charles, Madison County, Iowa.

That said **KEITH L. and JANICE E. REYNOLDS** 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 Section 614.17, Code of Iowa, and other statutes relative thereto.

COMPUTER  
RECORDED  
CORRECTED

REC \$ 5.00  
AND \$ \_\_\_\_\_  
R.I.A.F. \$ 1.00

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

*Keith L. Reynolds*  
KEITH L. REYNOLDS

*Janice E. Reynolds*  
JANICE E. REYNOLDS

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

November 1995.

\_\_\_\_\_, Notary Public in and for the State of Iowa

### 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.

*Keith L. Reynolds*  
KEITH L. REYNOLDS

*Janice E. Reynolds*  
JANICE E. REYNOLDS Owner in Possession

If the Power of Attorney is granted by a Corporation attach corporate acknowledgment (Official Form No. 122).

STATE OF IOWA, Madison COUNTY, ss:

On this 27th day of November, 1995, before me, the undersigned, a Notary Public in and for

the State of Iowa, personally appeared Keith L. Reynolds + Janice E. Reynolds 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.

*Mary B. Smith*  
11.05-95 Notary Public in and for the State of Iowa

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.

### MARGINAL ENTRY

STATE OF IOWA, COUNTY OF MADISON ss:

The undersigned Recorder in and for said County in the State aforesaid, hereby certifies that the foregoing affidavit was filed in the said Recorder's Office by the owner in possession as named in said affidavit or by his attorney in fact as shown by the records and duly recorded and entered on the records thereon on the 27 day of November 1995.

*Michelle Utsler*  
Recorder..

*Shirley G. Henry*  
Deputy