

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 as shown by the records.

[Handwritten signature]

REC'D 15.⁰⁰
AUG 8
R.M.P.S. 1.⁰⁰

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MICHELLE UTZ
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED

✓ Leonard M. FLANDER 223 East Court Winterset IA 50273-0067 (515) 462-4912

AFFIDAVIT OF POSSESSION

STATE OF IOWA)
) SS
MADISON COUNTY)

TO WHOM IT MAY CONCERN:

I, Leonard M. FLANDER, being first duly sworn upon oath, do hereby depose and state:

1. I am an attorney at law and have practiced my profession in Winterset, Madison County, Iowa for more than thirty (30) years last past.

2. On August 17, 1973, William E. Parker and Eldora Parker entered into a contract whereby they agreed to sell the real estate legally described as:

153 acres more or less, situated in the Northeast Quarter (¼) of Section Ten (10) and the Southeast Quarter (¼) Southeast Quarter (¼) of Section Three (3), all in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

to Verlan E. Rouw and Ina Rouw. Said contract which is recorded in Deed Record 103 at page 293, contained the following provision:

"It is agreed and understood that the description of the real estate used in the deed of conveyance will be taken from the abstracts of title when they are continued to date".

3. In fulfillment of said contract, Eldora Parker, the surviving spouse and successor in interest to William E. Parker, made, executed and delivered a Warranty Deed conveying the real estate legally described as:

All that part of the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Three (3) which lies West of the right of way of the Chicago, Rock Island and Pacific Railroad Company; and, the West Half (½) of the Northeast Quarter (¼) and the East One-eighth (1/8) of the Northwest Quarter (¼) and all that part of the Southeast Quarter (¼) of the Northeast Quarter (¼) and of the West Half (½) of the Northeast Quarter (¼) of the Northeast Quarter (¼) which lies West of the right of way of said Railroad Company, of Section Ten (10), all in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

to Verlan E. Rouw and Ina Rouw. This deed is recorded in Book 129 at page 285.

4. The legal description contained in said deed was the description used in the abstracts of title referred to in the language quoted from the contract and as such superseded and corrected the legal description contained in the contract referred to in paragraph 2 above.

5. By virtue of the deed shown in Book 131 at page 663, Ronald L. Kirk and Ruth Ann Kirk became the owners of the real estate legally described as:

All that part of the East Half (1/2) of the East Half (1/2) of the Northeast Quarter (1/4) of Section Ten (10) lying East of the right of way of the Chicago, Rock Island and Pacific Railroad Company located over and across said land; all that part of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Eleven (11) lying West of the Public Highway; and, all that part of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Three (3) lying East of the right of way of the Chicago, Rock Island and Pacific Railroad Company located over and across said land, all in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,

and except as herein state are now the record titleholders and are now in complete, and sole possession of such real estate except that part thereof described as

Beginning at the Northeast Corner of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Ten (10), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence North 89°41'46" East, 33.56 feet to the centerline of a County Road; thence along said centerline, South 35°12'30" East 35.14 feet; thence South 22°16'21" East, 70.14 feet; thence South 11°14'32" East, 98.20 feet; thence South 06°10'48" East 418.03 feet; thence South 89°41'46" West, 355.47 feet, thence North 00°02'10" East 724.96 feet; thence North 89°41'46" East 210.96 feet to the East line of Section Ten (10); thence South 00°14'29" West 118.84 feet to the point of beginning except the South 170 feet thereof.

6. This Affidavit is made from the personal knowledge of the undersigned who prepared the deed referred to in paragraph 3 above and is familiar with said real estate, its titleholders, and its parties in possession. This affidavit is for the purpose of confirming title to the real estate described in paragraph 5 hereof 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 singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Dated this 17th day of November, 1997.

Leonard M. Flander
Leonard M. FLANDER



Subscribed in my presence and sworn to before me by the said affiant on this 17th day of November, 1997.

Beth Flander
Beth 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.

Ronald L. Kirk
Ronald L. Kirk, Owner in Possession

STATE OF IOWA)
) SS
MADISON COUNTY)

On this 17th day of November, 1997, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Ronald L. Kirk, 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.



Beth Flander

Beth Flander Notary Public