



# AFFIDAVIT OF POSSESSION

TO WHOM IT MAY CONCERN:

STATE OF IOWA

MADISON COUNTY } ss.

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

That **James R. Nelson and Patricia K. Nelson, Husband and Wife, as Joint tenants with full right of survivorship and not as tenants in common,**

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

**The South 17 feet of the North 25 feet of Lot 19 of Clark's Irregular Survey of the North one-fourth (N 1/4) of the Southwest Quarter (SW<sup>1</sup>/<sub>4</sub>) of the Northeast Quarter (NE<sup>1</sup>/<sub>4</sub>) of Section 36, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, as shown by plat thereof recorded in Land Plat Record 1, Page 66, of the records of the Recorder of said County; and Lot 6 of Bod-Peterson Place, forming a part of the City of Winterset, Madison County, Iowa.**

That said **James R. Nelson and Patricia K. Nelson** 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.

**COMPARED**  
FILED NO. **380**  
BOOK 41 PAGE 74  
92 AUG -7 PM 2:43  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY IOWA

IND. ✓  
REC. ✓  
PAGE ✓

Fee \$5.00

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

Dated this 6<sup>th</sup> day of August, 1992  
James R. Nelson  
James R. Nelson, Affiant

Subscribed in my presence and sworn to (or affirmed) before me by the said affiant this 6<sup>th</sup> day of August, 1992

**DUANE GORDON**  
MY COMMISSION EXPIRES  
5-17-93

Duane Gordon  
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.

James R. Nelson  
James R. Nelson, Owner in Possession

If the Power of Attorney is granted by a Corporation attach corporate acknowledgment (Official Form No. 12).

STATE OF IOWA, MADISON COUNTY, ss:

On this 6<sup>th</sup> day of August, 1992 before me, the undersigned, a Notary Public in and for

the State of Iowa, personally appeared James R. Nelson, 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.

**DUANE GORDON**  
MY COMMISSION EXPIRES  
5-17-93

Duane Gordon  
5-17-93, 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 7<sup>th</sup> day of August, 1992.

Michelle Utsler  
Recorder.  
Shirley L. Henry  
Deputy

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