



# AFFIDAVIT OF POSSESSION

FILED NO. 1900

TO WHOM IT MAY CONCERN:

BOOK 40 PAGE 635

STATE OF IOWA

COMPARED

92 FEB 13 PM 3:40

Madison COUNTY } ss.

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

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA  
Fee \$5.00

That JAMES L. COOK AND CYNTHIA M. COOK, HUSBAND AND WIFE

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

THE WEST FOUR (4) FEET OF LOT TWENTY (20), BLOCK THREE (3), DANFORTH'S SECOND ADDITION TO THE TOWN OF WINTERSET, MADISON COUNTY, IOWA, AND

THE EAST FIFTY-EIGHT (58) FEET OF LOT NINETEEN (19), BLOCK THREE (3), DANFORTH'S SECOND ADDITION TO THE TOWN OF WINTERSET, MADISON COUNTY, IOWA

That said JAMES L. COOK AND CYNTHIA M. COOK, HUSBAND AND WIFE 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 as against the world and have improved said property and paid the 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 any one. 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 singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Dated this 10 day of FEBRUARY, 19 92

James L. Cook X Cynthia M. Cook

Subscribed in my presence and sworn to (or affirmed) before me by the said affiant this 12th day of FEBRUARY, 19 92

Kelley A. Wyckoff  
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.

If the Power of Attorney is granted by a Corporation attach corporate acknowledgment (Official Form No. 28).

STATE OF IOWA, POLK COUNTY, ss:

On this 12th day of FEBRUARY, 19 92, before me, the undersigned, a Notary Public in and for the State of Iowa, said County and State, personally appeared JAMES L. COOK & CYNTHIA M. COOK, HUSBAND AND WIFE, who acknowledged that they executed the same as his voluntary act and deed.

James L. Cook X  
Cynthia M. Cook X  
Kelley A. Wyckoff  
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 13th day of February, 19 92.

Return to:  
INVEST CORP.  
100 Douglas Suite 5  
WELLS DALE, IOWA 50322

Michelle Utsler Recorder  
Shirley L. Perry Deputy