



AFFIDAVIT OF POSSESSION

436

TO WHOM IT MAY CONCERN:

STATE OF IOWA

MADISON

COUNTY

} Compared

} ss.

FILED NO.

BOOK 39 PAGE 674

90 AUG 24 PM 3:20

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

That Reed Brothers, Inc.

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$ 15.00

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

as described in Exhibit "A" attached hereto
and hereby made a part hereof

That said Reed Brothers, Inc. 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.

I further depose and state as follows:

a. That wherever in the chain of title to the above-described property the names D. M. Travis, Derwin M. Travis, and Derwin Martin Travis appear, they refer to the same person.

b. That wherever in the chain of title to the real property covered by this Affidavit, the following legal description appears, it describes the same real property as is described in the corresponding portion of the legal description for the real property covered by this Affidavit:

Commencing at a point 11.25 chains North and 2.40 chains East of the Southwest corner of the Southwest Quarter (1/4) of the Southwest Quarter (1/4), running thence North, 22 degrees West 1.75 chains to the South line of the right of way of the Chicago, St. Paul & Kansas City Railway Company, thence along said right of way to the West line of said Southwest Quarter (1/4) of the Southwest Quarter (1/4), running thence South to the Southwest corner of said Southwest Quarter (1/4) of the Southwest Quarter (1/4), thence East to the Southeast corner thereof, thence North 10.56 chains to the center of Clanton Creek, thence North 40 degrees 30 minutes West, 4.35 chains, thence South, 81 degrees 50 minutes West, 2.25 chains, thence South, 41 degrees 50 minutes West, .48 chains, thence South, 7 degrees 30 minutes West 4.25 chains, thence North 61 degrees 10 minutes West, 4.17 chains, thence South, 59 degrees 10 minutes West, 3.20 chains to the place of beginning, all in Section One (1), excepting from the last described tract a tract described as follows: Commencing at the Southwest corner of said Section One (1), running thence North to said Railway right of way, thence East to the center of Clanton Creek, thence along said creek to the South line of said Section One (1), thence West 220 feet to the place of beginning (containing 1 1/2 acres, more or less).

c. That Derwin Martin Travis died a resident of Madison County, Iowa on January 7, 1955, a single widower, survived by two children as his sole and only heirs, they being Dale Travis, whose spouse is Anna E. Travis, both of whom are living, and Irma Loomis, whose spouse is Clarence Loomis, both of whom are living. Derwin Martin Travis was preceded in death by his spouse, Marie Travis, who died November 26, 1943.

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 31st day of July 1990.

Subscribed in my presence and sworn to (or affirmed) before me by the said affiant this 31st day of

July 1990



● 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.

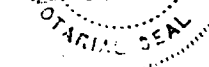
Reed Brothers, Inc.

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

By Fred Reed Jr. Pres. Owner in Possession

STATE OF IOWA, MADISON COUNTY, ss:

On this 24th day of August 1990 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Fred Reed Jr. 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.



Joan Welch, 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 24 day of August 1990.

Mary E. Welty
Recorder.

Authority: Teedell v. Hanes
228 Iowa 43 (1957)
82 NW2d 119.

EXHIBIT "A"

The Northeast Quarter (1/4) of the Southeast Quarter (1/4); the North 30 acres of the Southeast Quarter (1/4) of the Southeast Quarter (1/4); the West Half (1/2) of the Southeast Quarter (1/4) except a tract containing three (3) acres, more or less, in the Northwest corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1), in Township Seventy-four (74) North, of Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, being that part of said Northwest Quarter (1/4) of the Southeast Quarter (1/4) lying North of the river; the South 25 acres of the Southeast Quarter (1/4) of the Southwest Quarter (1/4), and all that part of the North 15 acres of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) lying and being South and East of Clanton Creek, and a tract of land described as follows: Commencing at a point 11.25 chains North and 2.40 chains East of the Southwest corner of the Southwest Quarter (1/4) of the Southwest Quarter (1/4), running thence North, 22 degrees West 1.75 chains to the South line of the right of way of the Chicago, St. Paul & Kansas City Railway Company, thence along said right of way to the West line of said Southwest Quarter (1/4) of the Southwest Quarter (1/4), running thence South to the Southwest corner of said Southwest Quarter (1/4) of the Southwest Quarter (1/4), thence East to the Southeast corner thereof, thence North 10.56 chains to the center of Clanton Creek, thence North 40 degrees 30 minutes West, 4.35 chains, thence South, 81 degrees 50 minutes West, 2.25 chains, thence South, 41 degrees 50 minutes West, .48 chains, thence South, 7 degrees 30 minutes West 2.25 chains, thence North 61 degrees 10 minutes West, 4.17 chains, thence South, 59 degrees 10 minutes West, 3.20 chains to the place of beginning, all in Section One (1), excepting from the last described tract a tract described as follows: Commencing at the Southwest corner of said Section One (1), running thence North to said Railway right of way, thence East to the center of Clanton Creek, thence along said creek to the South line of said Section One (1), thence West 220 feet to the place of beginning (containing 1 1/2 acres, more or less); and all that part of the East 26 acres of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) which lies North of the public highway running across said 40-acre tract, of Section Twelve (12), and all that part of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section One (1), lying Southeast of Clanton Creek and containing 12 1/2 acres, more or less, and the East 25 acres of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twelve (12), and a tract of land commencing at a point 220 feet East of the Northwest corner of Section Twelve (12), all in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence East on the Section line 242 feet, thence South to the center line of the present public highway, thence West along the center line of said highway to Clanton Creek, being a point 180 feet West of the East line of Section Eleven (11), thence following the meanderings of said Clanton Creek to the point of beginning,