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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

AFFIDAVIT OF POSSESSION
THE IOWA STATE BAR ASSOCIATION
Official Form No. 154
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

James E. Van Werden, 1009 Main St., Adel, IA 50003, Phone: (515) 993-4545

Taxpayer Information: (name and complete address)

Kindra Zaun, 2391 Osage Trail, Winterset, IA 50273

✓ **Return Document To:** (name and complete address)

James E. Van Werden, 1009 Main St., Adel, IA 50003, Phone: (515) 993-4545

Grantors:

William and Sylvia Van Werden Trust
Lawrence P. Van Werden and Dorothy J. Van Werden, husband and wife
James E. Van Werden and Susan L. Van Werden, husband and wife
Gretchen Otto and Nelson Otto, husband and wife

Grantees:

Kindra Zaun

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

James E. Van Werden

AFFIDAVIT OF POSSESSION

TO WHOM IT MAY CONCERN: STATE OF IOWA, _____ COUNTY,
SS:

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

That Kindra Zaun is now the record titleholder of the following described real estate situated in Madison County, to-wit:

Parcel "D" in the Northeast Quarter of the Northeast Quarter of Section 17, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Commencing at the Northeast Corner of Section 17, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa thence South 01°01'41" West 516.61 feet along the East line of the Northeast Quarter of said Section 17 to the Point of Beginning; thence continuing South 01°01'41" West 363.42 feet along said East line; thence North 89°27'38" West 356.48 feet; thence North 00°05'06" East 376.48 feet to a point on the South line of existing Parcel "C"; thence North 87°30'18" West 31.92 feet along a line or existing Parcel "C"; thence South 01°32'02" East 16.55 feet along a line of existing Parcel "C"; thence North 89°46'19" West 330.09 feet along a line of existing Parcel "C" to the Point of Beginning containing 3.00 acres including 0.27 acres of County Road right-of-way.

Easement Legal Description:

Subject to a 12.50 foot wide ingress/egress easement which is on Parcel "D" the North line of the retained easement is described hereinafter. Affiant has a 12.50 foot wide ingress/egress easement of which 12.50 feet is on the adjacent property described as Parcel "C". The granting of said easement and retention of said easement covers land that is contiguous and rectangular in shape.

A 25.00 foot wide ingress/egress easement of which 12.50 feet is on Parcel "C" and 12.50 feet is on Parcel "D". The centerline of the easement is described as follows:

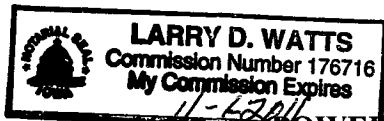
Commencing at the Northeast Corner of Section 17, Township 76 North, Range 27 West of the 5th P.M.; thence South 01°01'41" West 516.61 feet along the East line of the Northeast Quarter of said Section 17 to the Southeast Corner of Parcel "C" which is the Northeast Corner of Parcel "D" which is the Easement Point of Beginning; thence North 89°46'19" West 250.09 feet along the South line of Parcel "C" which is the North line of Parcel "D" to the end of the easement.

That said Kindra Zaun is 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 Sections 614.17 and 614.17A, Code of Iowa, and other statutes relative thereto.

Dated this August 29, 2011

Kindra Zaun
Kindra Zaun, Affiant

Signed and sworn to (or affirmed) before me on 8-29-11, by
Kindra Zaun



Larry Watts
Larry Watts, 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.

Kindra Zaun
Kindra Zaun, Owner in Possession

If the Power of Attorney is granted by other than individuals attach appropriate acknowledgment.