



Document 2011 3272

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Date 12/06/2011 Time 11:42 AM

Rec Amt \$12.00

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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)

Marion E. James, 205½N. Elm Street, Creston, IA 50801, Phone: (641) 782-6000

Taxpayer Information: (name and complete address)

James A. Gardner and Tricia A. Gardner, 200 W. Church, Macksburg, IA 50155

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Return Document To: (name and complete address)

Marion E. James, 205½N. Elm Street, Creston, IA 50801, Phone: (641) 782-6000

Grantors:

James A. Gardner

Grantees:

n/a

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

AFFIDAVIT OF POSSESSION

TO WHOM IT MAY CONCERN: STATE OF IOWA, UNION COUNTY, ss:

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

That **JAMES A. GARDNER and TRICIA A. GARDNER**, husband and wife, are now the record titleholders of the following described real estate situated in MADISON County, to-wit:


A portion of the East-West alley located in Block Nine (9) of Mack's Addition to the Town of Macksburg, Madison County, Iowa, described as follows: Commencing at the Southeast corner of Lot Eighty-nine (89) and running thence West to the Southwest corner of Lot Eighty-nine and one-half (89 1/2); thence South to the Northwest corner of Lot One Hundred Seven (107); thence East to the Northeast corner of Lot One Hundred Six (106); thence North to the point of beginning;

AND the South Half (1/2) of the alley lying North of Lots One Hundred Eight (108) and One Hundred Nine (109) of said Block Nine (9);

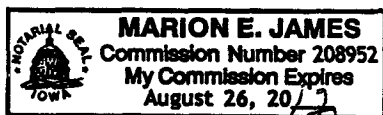
AND a portion of the North-South alley running between South Street and Church Street, and lying between Block Two (2) and Block Nine (9) described as follows: Commencing at the Northeast Corner of Lot One Hundred Six (106) in said Block Nine (9), thence South to the Southeast Corner of said Lot One Hundred Six (106), thence East to the Southwest Corner of Lot One Hundred Four (104) of Block Two (2) of said Addition, thence North to the Northwest Corner of said Lot One Hundred Four (104), thence West to the point of beginning.


That said **JAMES A. GARDNER and TRICIA A. GARDNER**, husband and wife, 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 Sections 614.17 and 614.17A, Code of Iowa, and other statutes relative thereto.

Dated this 5th day of December, 2011


James A. Gardner, Affiant

Signed and sworn to (or affirmed) before me on 5th day of December, 2011, by James A. Gardner.




_____, Notary Public