



Document 2012 2364

Book 2012 Page 2364 Type 06 009 Pages 4

Date 8/13/2012 Time 10:52 AM

Rec Amt \$22.00

INDX ✓

ANNO

SCAN

CHEK

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)

Brett T. Osborn, 974 73rd Street, Ste. 20, Windsor Heights, IA 50324, Phone: (515) 223-6000

Taxpayer Information: (Name and complete address)

Katherine Saffell, 105 SE Hart Avenue, Des Moines, Iowa 50315

Return Document To: (Name and complete address)

Brett T. Osborn, 974 73rd Street, Ste. 20, Windsor Heights, IA 50324, Phone: (515) 223-6000

Grantors:
Katherine Saffell

Grantees:

Legal description: See Page 2

Document or instrument number of previously recorded documents:



AFFIDAVIT OF POSSESSION

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

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

That Katherine Saffell and Diann Padgett

are now the record titleholders of the following described real estate situated in Madison
County, to-wit:
See Addendum 1/2

That said Katherine Saffell and Diann Padgett

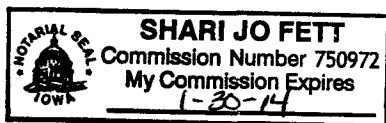
are now in complete actual and sole possession of all of said real estate except as may be herein stated. That this affidavit is made from the personal knowledge of the undersigned who is familiar with said real estate, its titleholders, and its parties in possession; and is for the purpose of confirming 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 1st day of August, 2012.

Katherine Saffell
Katherine Saffell, Affiant

Signed and sworn to (or affirmed) before me on August 1, 2012, by Katherine Saffell

Shari Jo Fett
Notary Public



Addendum 1/2

1. An undivided one-third interest in and to:

The East Seven (7) Acres, more or less, of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-seven (27) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, being that land lying East of the railroad right of way,

AND

All that part of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, described as a strip of land 150 feet wide, being 75 feet on each side of the located main track centerline of the Chicago, Rock Island and Pacific Railroad Company's Earlham to Winterset line as now staked and located on, over and across said above described land, said main track center line being more particularly described as beginning at a point in the North line of said Quarter Quarter 2,322.2 feet East of the Southwest corner of the Northeast Quarter of the Southwest Quarter of said Section; thence Southerly in a straight line 1,318.4 feet to a point in the South line of said Quarter Quarter 300 feet West of the Southeast Corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section. Also, two additional strips of land each being 25 feet in width, one strip lying Easterly of and adjacent to the above described Right-of-way and one strip lying Westerly of and adjacent to the above described Right-of-way and each strip commencing at a point 275.7 feet North of the South line of said Quarter Quarter as measured along said main track centerline and extending Northerly 300 feet as measured along said main track center line. Also, two triangular parcels of land located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-seven (27) more fully described as follows: Beginning at the point of intersection where the East and West center line of the Southeast Quarter (1/4) of Section Twenty-seven (27) crosses the center line of the main track of said Railroad Company; thence East along said East and West center line of the Southeast Quarter (1/4) of said Section, 75.06 feet to the point of beginning; thence continue East along said East and West center line 150 feet; thence Southwesterly at an exterior angle of $133^{\circ} 48'$ to the said East and West center line 208.02 feet to a point in the East Right-of-way line of said Railroad; thence Northerly at an interior angle of $46^{\circ} 06'$ to the last described line 150 feet to the point of beginning. Also, beginning at the point of intersection where the East and West center line of the Southeast Quarter (1/4) of Section Twenty-seven (27) crosses the center line of the main track of said Railroad Company; thence West along said East and West center line of the Southeast Quarter (1/4) of said Section, 75.06 feet to the point of beginning of the land to be conveyed; thence continue West along said East and West center line 175 feet; thence Southeasterly at an exterior angle of $136^{\circ} 06'$ to the last described line 252.2 feet to a point in the West Right-of-Way line of said Railroad; thence Northerly at an interior angle of $43^{\circ} 54'$ to the last described line 175 feet to the point of beginning and containing in all 5.16 acres, more or less. Also, all that part of the Northwest Quarter (1/4) of the Northeast



Addendum 2/2

Quarter (1/4) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, described as a strip of land 150 feet wide being 75 feet on each side of the located main track center line of the Chicago, Rock Island and Pacific Railroad Company's Earlham to Winterset line as now located on, over and across said above described land, said main track center line being more particularly described as beginning at a point in the North line of said Quarter Quarter 300 feet West of the Northeast corner thereof; thence Southerly in a straight line 450 feet containing 1.5 acres, more or less