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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

This instrument prepared by:

MARK U. ABENDROTH, Abendroth & Russell, P.C., 2536 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)278-0623

Return to:

Pontier Properties, L.L.C., 11607 60th Ave, Prole, IA 50229

Order No.: MES-43601/BL

## AFFIDAVIT OF POSSESSION

Legal: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

I, Edna Marie Taylor, being first duly sworn upon my oath, do depose and state that I am now the record titleholder of the above-described real estate.

I further state that I am now in complete actual and sole possession of all of said real estate except as may be herein stated, and that I and my 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, 1980, 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 anyone.

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 Iowa Code Section 614.17, and other statutes relative thereto.

Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine, or neuter gender, according to the context.

ABENDROTH & RUSSELL, P.C.

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Further this Affiant sayeth naught.

Edna Marie Taylor Per Rory D. Taylor  
Edna Marie Taylor

STATE OF Iowa

COUNTY OF Madison

This instrument was acknowledged before me on 3-24-13 by <sup>cm\*</sup> Edna Marie Taylor. Rory D. Taylor, as attorney-in-fact for Edna Marie Taylor, a single person.

Cathy Hommer  
Notary Public in and for said State

"NOTARIAL SEAL" IOWA  
CATHY HOMMER  
COMMISSION NUMBER 720282  
My Commission Expires  
1-7-2015

**EXHIBIT "A"**



**TRACT I: Blocks Eighteen (18) and Nineteen (19), in the Original Town of Bevington, Madison County, Iowa, and the vacated street lying on either side of said Block Eighteen (18); AND a tract of land located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa more particularly described as follows to-wit: Commencing at the Southwest corner of the above-named Block Nineteen (19), thence South to the center of Middle River, thence in a Northeasterly direction, with the meanderings of Middle River, to a point directly South of the Southwest corner of Block Seventeen (17), thence North to the Southwest corner of Block Seventeen (17), thence Southwesterly to the point of beginning**  
**AND**

**TRACT II: All that part of Blocks Thirteen (13) and Fourteen (14), and the vacated streets lying on either side of said Block Fourteen(14), lying South of Iowa Highway No. 92; all in the City of Bevington, Madison County, Iowa**  
**AND**

**ALL that part of the former Des Moines, Winterset & Southwestern Railroad Company (now known as Chicago, Rock Island and Pacific Railroad Company) Right-of-Way lying between said Tract I and said Tract II, all in the City of Bevington, Madison County, Iowa; that part of River Road that lies in said Tract II and in the said former Railroad Right-of-Way being subject to the exclusive control of the City of Bevington**