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ANNO

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

✓ Prepared/ Return: Bob Siddens, Attorney at Law, 650 42nd St, Des Moines, IA 50312, Tel: 515-274-6210

AFFIDAVIT OF POSSESSION AND APPOINTMENT OF ATTORNEY

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

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

AFFIDAVIT OF POSSESSION: That **HSBC Mortgage Services, Inc.**, is now the record titleholder of the following described real estate legally described as, to wit:

Lot Seven (7) except the West 57 feet thereof, and the South half (S 1/2) of Lot Six (6) except the West 57 feet thereof, in Block Six (6) of West Addition to the Town of Winterset, Madison County, Iowa; and, a tract of real estate bounded by and included within a line running as follows: Commencing at the Southwest corner of Lot Eight (8) in Block Six (6) of West Addition in the City of Winterset, Iowa, running thence North 99 feet, thence West 16 1/2 feet, thence South 99 feet to the Southeast corner of Lot Seven (7) in said Block Six (6), thence East 16 1/2 feet to the place of beginning.



lka 515 W Fremont St, Winterset, IA 50273

That said **HSBC Mortgage Services, Inc.**, is now in complete actual and sole possession of all of said real estate. 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.

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 where said land is situated as the authorized attorney in fact to file same.

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

HSBC Mortgage Services, Inc.,

Dated this 27th day of January, 2014.

by

Bob Siddens, Attorney for Owner in Possession

STATE OF IOWA, COUNTY OF POLK SS.

On this 27th day of January, 2014, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Bob Siddens, Attorney of Record for **HSBC Mortgage Services, Inc.**, 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 on behalf of the Owner in Possession.

Notary Public



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 10th day of February, 2014.



Recorder