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INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)278-0623

Return to:

Scott Collier and Darla Collier, 101 Austin Blvd, Saint Charles, IA 50240

Order No.: MES-55271/JC

AFFIDAVIT OF POSSESSION

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

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I, Billy R. Austin and Robyn A. Austin, 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.

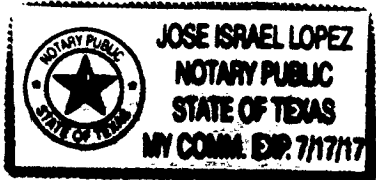
Words and phrases herein shall be construed as in the singular of plural number, and as masculine, feminine, or neuter gender, according to the context.

ABENDROTH & RUSSELL, P.C.

Further this Affiant sayeth naught.



Billy R. Austin


Robyn A. Austin

* STATE OF Texas

COUNTY OF Hidalgo

This instrument was acknowledged before me on November 12, 2014 by Billy R. Austin and Robyn A. Austin.

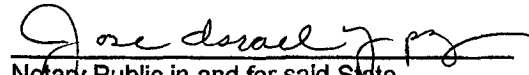

Notary Public in and for said State

EXHIBIT "A"

Lot One (1) in Half Block Three (3) of Sowders Addition to the Town of St. Charles, Madison County, Iowa; AND all that part of vacated Austin Boulevard lying immediately East of said Half Block Three (3) of Sowders Addition to the Town of St. Charles, Madison County, Iowa; AND Parcel "K" located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, more particularly described as follows: Commencing at the Southwest Corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-four (24); thence North 85°20'50" East 123.57 feet along the South line of said Southeast Quarter (1/4) of the Northwest Quarter (1/4); thence North 34°33'01" West 164.28 feet; thence North 39°24'24" West 47.20 feet to a point on the West line of said Southeast Quarter (1/4) of the Northwest Quarter (1/4); thence South 00°00'00" East 187.78 feet along said West line to the Point of Beginning, containing 0.265 acres; AND a tract of land located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-four (24), City of St. Charles, Madison County, Iowa, more particularly described as follows, to-wit: A tract of land lying directly South of Lots One (1) and Two (2) in Half Block Three (3) of Sowders Addition to the Town of St. Charles, Madison County, Iowa, eight rods wide East and West running South to the South line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-four (24),

