3

IOWA STATE BAR ASSOCIATION
Official Form No. 27B. (Long Form) (Trade-Mark Registered, State of Iowa, 1967)

FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

AFFIDAVIT OF POSSESSION

FILED NO. 1066
BOOK 34 PAGE 52

Compared

1982 FEB 10 AM 8:30

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee $6.00

TO WHOM IT MAY CONCERN:

STATE OF IOWA }
POLK COUNTY } ss.

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

That United Central Bank of Des Moines, N.A., Administrator of the Estates of H. P. Anderson and Anna Anderson is now the record titleholders of the following described real estate, situated in Madison County, Iowa, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

That said United Central Bank of Des Moines, N.A., Administrator of the above referenced estate is now in complete actual and sole possession of all of said real estate except as may be herein stated, and that they and their 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, 1960, 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 any one. 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.

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

Dated this 5th day of February, 1982.

Dirk C. Van Zante, Affiant

Subscribed in my presence and sworn to (or affirmed) before me by the said affiant this 5th day of February, 1982.

James M. Holcomb Notary Public in and for said County and State

JAMES M. HOLCOMB

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

UNITED CENTRAL BANK OF DES MOINES, N.A.
ADMINISTRATORS OF THE ESTATES OF H. P. ANDERSON AND ANNA ANDERSON

By Dirk C. Van Zante
Dirk C. Van Zante, Senior Trust Officer, Owner in Possession

If the Power of Attorney is granted by a Corporation attach corporate acknowledgment (Official Form No. 12).

STATE OF IOWA, POLK COUNTY, ss:

On this 5th day of February, 1982, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Dirk C. Van Zante, 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.

James M. Holcomb, Notary Public in and for said County and State

JAMES M. HOLCOMB

The use of the Power of Attorney with acknowledgment is optional and may be omitted if the affidavit is filed by the owner in possession as named in the affidavit.

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 10 day of February, 1982.

Authority: Tendell V. Hanes
If Attorney No.:

IND. ✓
REC. ✓
PAGE ✓

Mary E. Welty
Recorder

Please type or print names under signatures as per Sec. 535.2 Code of Iowa as amended

PARCEL A

The South Half (1/2), of the Southeast Quarter (1/4) (except railroad right of way), the Northeast Quarter (1/4) of the Southeast Quarter (1/4), the East Half (1/2), of the Northeast Quarter (1/4), all in Section Thirteen (13) Township Seventy-five (75), North Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

PARCEL B

All the part of the right of way of the Chicago, Burlington & Quincy Railroad Company, located in the Southeast Quarter (1/4), of the Southeast Quarter (1/4), of Section Thirteen (13), Township Seventy-five (75), North Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa which lies on both sides of the center of said right of way

PARCEL C

All that part of the right of way of the Chicago, Burlington & Quincy Railroad Company located in the Northeast Quarter (1/4), of the Northwest Quarter (1/4), of Section Twenty-four (24), in Township Seventy-five (75), North Range Twenty-six (26), West of the 5th P.M. Madison County, Iowa which lies on both sides of the center line of said right of way and abuts upon and immediately adjoins the land owned by H. P. Anderson Estate in June 1949 in said forty acre tract, lying Northeasterly of a line normal to and 750 feet northeasterly of the intersection of the center line of said right of way with the South line of said forty (40) acre tract, said distance being measured along the center line of said right of way

PARCEL D

A parcel of land described as beginning at a Point 66.0 feet North of the Northwest Corner of Lot 3, Block 1 of Beaver and Patton's Addition to St. Charles, Iowa; thence N.0°00' 707.0 feet to the North line of the Northwest Quarter (NW 1/4) of Section 24, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa; Thence N84°49'E. 1,100.0 feet to the North Quarter Corner of said Section 24; thence S.0°14'E. 485.8 feet to the North line of Iowa Highway No. 251; thence S.44°28'W. 530.6 feet; thence S.41°02'W. 205.3 feet; thence S.39°39'W. 241.7 feet; thence N.90°00'W. 247.2 feet in line with the South line of Market Street; thence N.31°27'W. 60.7 feet to a point on the West line of the Old Narrow Gauge Railroad Right of Way; thence N.22 40'E. 376.4 feet along said Railroad right of way to the North line of Vine Street; thence N.90°00'W. 303.0 feet to point of beginning containing 21.40 acres (The West line of the NE 1/4 NW 1/4 Sec. 24, T75N, R26W is assumed to bear due north and south)

PARCEL E

All right title and interest in and to a certain contract by and between Anna Anderson et. al., Seller, and Iowa State Highway Commission, Buyer, dated February 1, 1957, filed July 18, 1962 recorded in Book 91, Page 586.

EXHIBIT "A"