



Document 2015 1610

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Rec Amt \$17.00 Aud Amt \$10.00

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Prepared by: Jerrold B. Oliver, PO BOX 230, Winterset, IA 50273 515/462-3731

Return to: Jerrold B. Oliver, PO BOX 230, Winterset, IA 50273 515/462-3731

AFFIDAVIT

STATE OF IOWA :
: ss
MADISON COUNTY :

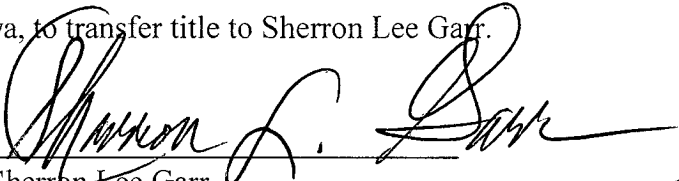
I, Sherron Lee Garr, first being duly sworn on oath state that this affidavit concerns the chain of title to the following described real estate:

See Exhibit "A" attached hereto.

Sherron Lee Garr and John James Garr are the owners of the above described real estate. John James Garr died on December 27, 1995. The Will of the decedent, John James Garr, was admitted to probate in the Iowa District Court, Madison County, Iowa on October 22, 1997. Notice of Proof of Will Without Present Administration was given as provided by Iowa Code Section 633.305 shown by the Affidavit of Publication on file in the Office of the Clerk of said Court. Sherron Lee Garr surviving spouse of John James Garr did not elect to take against the Will of the decedent, John James Garr. No child was born to or adopted by the decedent after the execution of the Will. The estate of the decedent, John James Garr, was not liable for Iowa

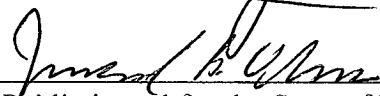
Estate or Iowa Inheritance Taxes. The estate of the decedent was also not liable for Federal Estate Tax.

Title is now vested in Sherron Lee Garr. I request that the Auditor enter this information on the transfer books of Madison County, Iowa, to transfer title to Sherron Lee Garr.

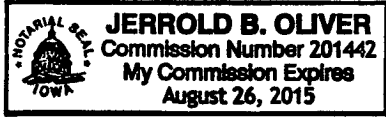


Sherron Lee Garr

Subscribed and sworn to before me on this 18 day of May ~~2014~~ 2015



Notary Public in and for the State of Iowa



A parcel of land in the Northeast Quarter of the Northeast Quarter of Section 14, Township 74 North, Range 28 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Commencing at the Northeast Corner of Section 14, T74N, R28W of the 5th P.M., Madison County, Iowa; thence along the east line of the NE. $\frac{1}{4}$ of the NE. $\frac{1}{4}$ of said Section 14, South $00^{\circ}12'36''$ West 934.55 feet to the point of beginning. Thence North $88^{\circ}39'15''$ West 364.13 feet; thence South $00^{\circ}20'51''$ East 388.95 feet to the south line of said NE. $\frac{1}{4}$ of the NE. $\frac{1}{4}$ of Section 14; thence South $90^{\circ}00'00''$ East 360.28 feet to the Southeast Corner of said NE. $\frac{1}{4}$ of the NE. $\frac{1}{4}$; thence North $00^{\circ}12'36''$ East 380.39 feet to the point of beginning. Said parcel of land contains 3.20 Acres including 0.31 Acres of Public Road Right of Way.

Well and Water Line Easement DESCRIPTION:

A strip of land 20 feet wide, being 10 feet wide on both sides of the following described centerline:

Commencing at the Northeast Corner of Section 14, T74N, R28W of the 5th P.M., Madison County, Iowa; thence South $00^{\circ}12'36''$ West 934.55 feet; thence North $88^{\circ}39'15''$ West 187.50 feet to the point of beginning. Thence North $18^{\circ}59'09''$ West 644.76 feet; thence North $09^{\circ}25'36''$ West 1,009.68 feet; thence North $11^{\circ}23'12''$ West 285.00 feet to the terminus.

DESCRIPTION:

A parcel of land in the Northwest Quarter of the Northwest Quarter of Section 13, Township 74 North, Range 28 West of the 5th Principal Meridian, Madison County, Iowa lying West of County Highway P-71 (old U.S. #169) and described as follows:

Beginning at the Northwest Corner of Section 13, T74N, R28W of the 5th P.M., Madison County, Iowa; thence South $00^{\circ}12'36''$ West 1,314.94 feet to the Southwest Corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 13; thence South $90^{\circ}00'00''$ East 32.06 feet along the South Line of said NW $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence North $43^{\circ}52'48''$ East 1,821.28 feet along the Centerline of County Highway P-71 (old U.S. #169); thence North $89^{\circ}54'15''$ West 1,289.66 feet along the North Line of said NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ to the point of beginning. Said parcel contains 19.95 Acres including 2.19 Acres of Public Road Right of Way.