IOWA STATE BAR ASSOCIATION
Official Form No. 27A. (Short Form) (Trade-Mark Registered, State of Iowa, 1957)

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

IND. ✓
REC. ✓
PAGE ✓

# AFFIDAVIT OF POSSESSION

FILED NO. 1664
BOOK 92 PAGE 375
1979 FEB 22 PM 4:28
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee 3.00

TO WHOM IT MAY CONCERN:

STATE OF IOWA
MADISON COUNTY } ss.

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

That Albert L. Wignall

is ~~are~~ now the record titleholder~~s~~ of the following described real estate to-wit:

Under and by virtue of a Real Estate Contract between Hazel F. Johnson, a widow and unmarried, as Seller, and Albert L. Wignall, as Buyer, Dated and Filed Aug. 17,1976, at Town Lot Deed Record 47, Page 264, Madison County, Iowa Recorder's Office.

Commencing at a point 173 feet West and 197 feet South of the Southwest corner of Block 2 of Clanton's Addition of 1888 to the Town of St. Charles, Madison County, Iowa and running thence West 200 feet to the West line of the Northeast Quarter of the Northeast Quarter of Section 23 in Township 75 North, Range 26 West of the 5th P. M., Madison County, Iowa, and thence South to a point 10 rods and 12 feet North of the Southwest corner of said Northeast Quarter of the Northeast Quarter, thence East 200 feet, parallel with the South line of said Northeast Quarter of the Northeast Quarter, thence North to the place of beginning,

That said Albert L. Wignall

is ~~are~~ now in complete actual and sole possession of all of said real estate except as may be herein stated. That this affidavit is made from the personal knowledge of the undersigned who is familiar with said real esaate, 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.

Affiant further states that wherever the following two legal descriptions appear in the chain of title to the above described real estate, they are intended to refer, and do refer , to one and the same parcel of real estate:

1.60 acres in the Southwest part of the West Half of the Northeast Quarter of the Northeast Quarter, Fruit Tree Reserve, Miscellaneous, Section 23-75-26.

AND

Commencing at a point 173 feet West of the Southwest corner of Block 2 of Clanton's Addition of 1888 to the Town of St. Charles, Madison County, Iowa, and running thence West 200 feet to the West line of the Northeast Quarter of the Northeast Quarter of Section 23, in Township 75 North, Range 26 West of the 5th P. M., Madison County, Iowa, and thence South to a point 10 rods and 12 feet North of the Southwest corner of said Northeast Quarter of the Northeast Quarter, thence East 200 feet, parallel with the South line of said Northeast Quarter of the Northeast Quarter, thence North to the place of beginning.

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 6th day of February 1979

Albert L Wignall
Albert L. Wignall, Affiant

Subscribed in my presence and sworn to (or affirmed) before me by the said affiant this 6th day of February 1979.

PATRICK F. COOKE NOTARIAL SEAL IOWA

Patrick F. Cooke
Patrick F. Cooke, Notary Public in and for the State of Iowa

Please type or print names under signatures as per Code Section 338.2

## 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.

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

Albert L. Wignall
Albert L. Wignall, Owner in Possession

STATE OF IOWA, MADISON COUNTY, ss:

On this 6th day of February, 1979, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Albert L. Wignall, 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.

PATRICK F. COOKE NOTARIAL SEAL IOWA

Patrick F. Cooke
Patrick F. Cooke, Notary Public in and for the State of Iowa

● 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 22 day of February, 19 79.

Mary E. Welty
Recorder.

Authority: Tesdell v. Hanes
248 Iowa 43 (1957)
82 NW(2d) 119.