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

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

W

AFFIDAVIT OF POSSESSION

Compared

FILED NO. 329
BOOK 32 PAGE 524
1979 AUG 16 PM 4:10
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee 6.00 paid

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 BENEFICIAL FINANCE OF POLK COUNTY, DES MOINES, IOWA,

are now the record titleholders of the following described real estate situated in Madison County, to-wit:

Lots Three (3) and Four (4) and the West 64 Feet of Lot Five (5) in Stewart's First Addition to the Town of East Peru, Madison County, Iowa,

That said Beneficial Finance of Polk County, Des Moines, Iowa, 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.

That I am Manager of Beneficial Finance of Polk County, Des Moines, Iowa; that I know of my own personal knowledge that the language "The purpose of this Deed is to assign Grantor's interest in said contract to Grantees.", is a typographical error because there was no "contract"; and that the said sentence contained in a Quit Claim Deed dated October 13, 1978, and recorded in Madison County Town Lot Record 48 at page 609 was intended to read: "The purpose of this Deed is to assign Grantor's interest in said property to Grantees."

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 25th day of January, 1979

Kendall J. Gross
Dianna Badger Affiant

Subscribed in my presence and sworn to (or affirmed) before me by the said affiant this 25th day of January, 1979.

Dianna Badger
....., Notary Public in and for the State of Iowa

[redacted]
9/3/81

● 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.

BENEFICIAL FINANCE OF POLK COUNTY, DES MOINES, IOWA
By: Kendall J. Gross - Manager
By: Jeffrey L. Rosborough - Assistant Manager
Jeffrey L. Rosborough, Owner in Possession

Please type or print names under signatures as per Code Section 335.2

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

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STATE OF IOWA, POLK COUNTY, ss:

On this 25 day of January, A.D. 19 79, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Kendall J Cross and Jeffrey L Rosborough, to me personally known, who, being by me duly sworn, did say that they are the Manager and Asst. Manager, respectively, of said corporation executing the within and foregoing instrument **to which this is attached,** that (no seal has been procured by the said) corporation; that said instrument was signed **(and sealed)** on behalf of (the seal affixed thereto is the seal of said)

said corporation by authority of its Board of Directors; and that the said Kendall Cross and Jeffrey L Rosborough as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

DIANNA BALDWIN COMMISSION EXPIRES 9/31/79

9/31/79 Dianna Baldwin, Notary Public in and for the State of Iowa.

IOWA STATE BAR ASSOCIATION
Official Form No. 12 (Trade-mark Registered, State of Iowa, 1967)

K-8136 This Printing: December 13, 1974

(Sections 558.39 and 558.39, Code of Iowa)

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 16 day of August, 19 79.

Mary E. Welty Recorder.

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

P3556

27A. AFFIDAVIT OF POSSESSION (SHORT FORM)
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