



Document 2015 3832

Book 2015 Page 3832 Type 06 009 Pages 2  
Date 12/28/2015 Time 2:30:08PM  
Rec Amt \$12.00

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

This instrument prepared by:	
ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 – 73 <sup>rd</sup> Street, Urbandale, Iowa 50322	Phone # (515) 271-8996
Return document to and mail tax statements to:	
BRADLEY AND CHYLA MABRY, Hogback Bridge Road, Earlham, Iowa 50072	File #RESC / NRW (rtb)

*(1489 Hogback Bridge Rd)*

## AFFIDAVIT OF POSSESSION

Legal:

Parcel "A" located in the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼) of Section 27, AND in the Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼) of Section 34, all in Township 77 North, Range 28, West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 39.67 acres, as shown in Plat of Survey filed in Book 2003, Page 2654 on May 8, 2003 in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "B" located therein, containing 15.00 acres, as shown in in Plat of Survey filed in Book 2003, Page 2770 on May 13, 2003, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "E", located therein, containing 0.920 acres, as shown in Plat of Survey filed in Book 2013, Page 1332 on May 9, 2013, in the Office of the Recorder of Madison County, Iowa

$\frac{2}{4} \times 2$



We, **Mitchell J. Schaffer and Andrea C. Schaffer**, being first duly sworn upon our oath, do depose and state that we are now the record titleholders of the above-described real estate.

We further state that we are now in complete actual and sole possession of all of said real estate except as may be herein stated, and that we and our 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.

We further state that we are now in complete actual and sole possession of all of said real estate except as may be herein stated, and that we and our 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 **July 1, 1992**, 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 are 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 Sections 614.17 and 614.17A, 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.

Further this Affiant sayeth naught.

<p>STATE OF IOWA )  COUNTY OF <u>Madison</u> ) SS:</p> <p>On this <u>20</u> day of <u>December</u>, 2015, before me the undersigned, a Notary Public in and for said State, personally appeared <b>Mitchell J. Schaffer and Andrea C. Schaffer, a married couple</b>, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.</p> <p><u>Heather Starr</u>  Notary Public in and for said State</p>	<p>Dated: <u>December 20<sup>th</sup></u>, 2015</p> <p><u>Mitchell J. Schaffer</u>  Mitchell J. Schaffer</p> <p><u>Andrea C. Schaffer</u>  Andrea C. Schaffer</p>
--	---

