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

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

AFFIDAVIT OF POSSESSION

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BOOK 31 PAGE 183
1976 JUN 28 AM 9:00
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee $2.50
1 pg
MGL

Compared

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 Lois Hoskins is .

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

The Fractional Northwest Quarter (Frl NW 1/4) of Section Four (4), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

That said Lois Hoskins ~~is~~ she now in complete actual and sole possession of all of said real estate except as may be herein stated, and that ~~her~~ and ~~his~~ 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, ~~1940~~ 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 titleholder~~s~~ 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 25 day of June, 19 76

Ralph B. Hunter
Ralph B. Hunter, Affiant

Subscribed in my presence and sworn to (or affirmed) before me by the said affiant this 25 day of June, 19 76.

JEAN DAGGETT NOTARIAL SEAL

Jean Daggett
Jean Daggett, Notary Public in and for said County

● 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).

Lois Hoskins
Lois Hoskins, Owner in Possession

STATE OF IOWA, MADISON COUNTY, ss:

On this 25 day of June, 19 76, before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Lois Hoskins, 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.

JEAN DAGGETT NOTARIAL SEAL

Jean Daggett
Jean Daggett, Notary Public in and for said County

● 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 28 day of June, 19 76.

EXD ✓
REC ✓
PAGE

Mary E. Welty
Recorder

Authority: Tesdell v. Hanes
248 Iowa 742 (1957)
82 NW(2d) 119.