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AFFIDAVIT OF POSSESSION

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Compared

1977 NOV -1 AM 11:51

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

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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 DONALD P. NYSTROM and HELEN MARY NYSTROM a/k/a Helen M. Nystrom

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

A parcel of land described as the South 676.4 feet of the West 322.0 feet of the Southwest Quarter (¼) of the Northwest Quarter (¼) of Section Thirty-five (35), in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 5 acres including 0.5124 acres of county road right-of-way.

That said DONALD P. NYSTROM and HELEN MARY NYSTROM a/k/a Helen M. Nystrom 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 wherever in the chain of title to the above described property the names James Wilcoxon and James W. Wilcoxon appear, they, respectively, refer to one and the same person.

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 1st day of Nov, 1977

Donald P. Nystrom

Donald P. Nystrom, Affiant

Subscribed in my presence and sworn to (or affirmed) before me by the said affiant this 1st day of Nov, 1977

NOTARIAL SEAL IOWA VERDA ORR

Verda Orr

Verda Orr, Notary Public in and for the State of Iowa

Please type or print names under signatures as per Code Section 535.2

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).

Donald P. Nystrom

Donald P. Nystrom, Owner in Possession

STATE OF IOWA, Madison COUNTY, ss:

On this 1st day of Nov, 1977, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Donald P. Nystrom, 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.

NOTARIAL SEAL IOWA VERDA ORR

Verda Orr

Verda Orr, Notary Public in and for the State of Iowa

The use of the Power of Attorney [illegible] 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 1st day of November, 1977.

Mary E. Welty
Recorder.

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