

BK: 2016 PG: 3764
Recorded: 12/9/2016 at 8:15:19.0 AM
Fee Amount: \$12.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 271-8997

Return document to and mail tax statements to:

BROCK BOSTON, 721 North 6th Street, Winterset, Iowa 50273

File #RESC / BUN (rfb)

AFFIDAVIT OF POSSESSION

Legal: **Lot 1 in Block 1 of DANFORTH'S SECOND ADDITION, an Official Plat, now included in and forming a part of the City of Winterset, Madison County, Iowa**

Address: 721 North 6th Street, Winterset, Iowa 50273

We, **Ryan J. Rivera and Marianne Rivera, a married couple**, 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)) SS: COUNTY OF <u>Polk</u>)</p> <p>On this <u>1st</u> day of <u>December</u>, 2016, before me the undersigned, a Notary Public in and for said State, personally appeared Ryan J. Rivera and Marianne Rivera, a married couple, 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>Jessica Cullom</u> Notary Public in and for said State</p>	<p>Dated: <u>December 1</u>, 2016</p> <p><u>Ryan J. Rivera</u> Ryan J. Rivera</p> <p><u>Marianne Rivera</u> Marianne Rivera</p> <p></p>
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