

BK: 2017 PG: 1877
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Fee Amount: \$17.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa



AFFIDAVIT OF POSSESSION

THE IOWA STATE BAR ASSOCIATION
Official Form No. 154

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Steven D. and Sandra Jo Frame
34599 Maple Ridge Drive
Adel, Iowa 50003

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Michael E. O'Brien
Carol J. O'Brien

Grantees:

Steven D. Frame
Sandra Jo Frame

Legal description: See Page 2

Document or instrument number of previously recorded documents:



AFFIDAVIT OF POSSESSION

TO WHOM IT MAY CONCERN: STATE OF IOWA, COUNTY OF MADISON , ss:

The Undersigned first being duly sworn (affirmed) upon oath deposes and states:

That Michael E. O'Brien and Carol J. O'Brien, husband and wife
are now the record titleholders of the following described real estate situated in Madison
County, to-wit:

Real Estate described on Exhibit "A" attached hereto and by this reference incorporated herein.

That said Michael E. O'Brien and Carol J. O'Brien, husband and wife
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 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 Sections 614.17 and 614.17A, Code of Iowa, and
other statutes relative thereto.

Dated on June 14, 2017 .

Michael E. O'Brien Carol J. O'Brien
Michael E. O'Brien and Carol J. O'Brien, Affiant

Signed and sworn to (or affirmed) before me on June 14, 2017 , by Michael E. O'Brien and Carol J. O'Brien

[Signature]
Signature of Notary Public

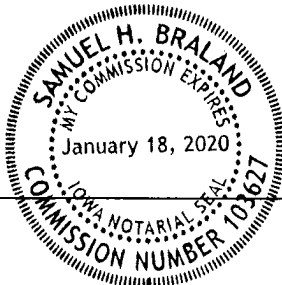


Exhibit "A"

A parcel of land located in the South Half ($\frac{1}{2}$) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 33.562 acres, as shown in Plat of Survey filed in Book 2, Page 413 on September 13, 1993, in the Office of the Recorder of Madison County, Iowa; **EXCEPT** that part of Parcel "B" located in the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-seven (27), as shown in Plat of Survey filed in Book 2, Page 404 on July 16, 1993, in the Office of the Recorder of Madison County, Iowa; **AND** a tract of land located in the East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-seven (27), described as follows, to-wit: Beginning at the Southwest corner of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-seven (27), running thence South 99 feet, thence East 771.1 feet, thence North $1^{\circ}36'$ West 223.3 feet, thence North $89^{\circ}12'$ West 784.6 feet, thence South $0^{\circ}16'$ East 139.1 feet, thence East 18.7 feet to the point of beginning, containing 4.12 acres, **EXCEPT** that part of Parcel "B" located in the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-seven (27), as shown in Plat of Survey filed in Book 2, Page 404 on July 16, 1993, in the Office of the Recorder of Madison County, Iowa; **AND** the railroad right of way across the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) and the North Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty-seven (27), containing 9.38 acres; **AND** a strip of land of varying widths, being the former main track right-of-way of the Chicago, Rock Island and Pacific Railroad Company, going through the South Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty-seven (27), containing 3.21 acres, more or less.