

BK: 2017 PG: 3980
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Fee Amount: \$12.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by and return to:
ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322 Phone # (515) 278-0623
Mail tax statements to:
ERIC AND STACIE THOMPSON, 3324 – 218th Street, ST. Charles, Iowa 50240 File #30863-17-RTO (rfb)

AFFIDAVIT OF POSSESSION

Legal: **All that part of the Northwest Quarter of the Northwest Fractional Quarter (NW ¼) of Section 1, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, lying East of the public highway identified as R-35, EXCEPT the North Half of the Northwest Quarter (N ½ NW ¼) of said Section 1, lying East of the centerline of County Road R-35 and North of the centerline of a County Road; AND EXCEPT Parcel "A", located therein, containing 4.797 acres, as shown in Plat of Survey filed in Book 2, Page 617 on October 9, 1995, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT a parcel of land described as commencing at the Northwest corner of said Section 1, thence North 85°13' East along the North line of the Northwest Fractional Quarter (NW ¼) of said Section 1, 543.2 feet (recorded as 536.5 feet) to the West right-of-way line of a county road which is the point of beginning; thence South 23°51' West along said West right-of-way line 353.8 feet; thence North 71°40' East 402.3 feet; thence North 17°39' West 221.8 feet to the North line of said Northwest Fractional Quarter (NW ¼); thence South 85°13' West 172.1 feet to point of beginning, containing 1.384 acres**

Address: 3324 – 218th Street, St. Charles, Iowa 50240

We, **Eric Jeffrey Thompson and Stacie Leigh Thompson**, 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

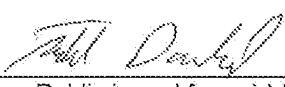

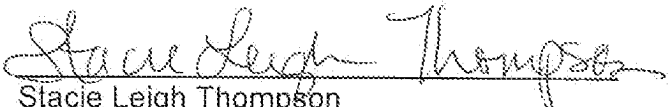
continuous, actual, visible, open, notorious, exclusive, and unquestioned possession thereof, under color of title and claim of right to the exclusive possession as against the world and have improved said property and paid the taxes thereon; that neither the title nor the right to possession of said 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>POIK</u>)</p> <p>On this <u>18</u> day of <u>December</u>, 2017, before me the undersigned, a Notary Public in and for said State, personally appeared Eric Jeffrey Thompson and Stacie Leigh Thompson, 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> _____ Notary Public in and for said State</p>	<p>Dated: <u>December 18</u>, 2017</p> <p> _____ Eric Jeffrey Thompson</p> <p> _____ Stacie Leigh Thompson</p>
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