



Document 2018 3233

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

This instrument prepared by:

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MCCARTNEY TRIM CORPORATION, 22351 – 360<sup>th</sup> Street, De Soto, Iowa 50069

File #RESC / SAM (glb)

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## AFFIDAVIT OF POSSESSION

Legal: Parcel "D" located in the North Half of the Southeast Quarter of the Northeast Quarter (N ½ SE ¼ NE ¼) of Section 32, Township 77 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 10.00 acres, more or less, as shown in Plat of Survey filed in Book 2018, Page 2904 on September 10, 2018, in the Office of the Recorder of Madison County, Iowa



I, **Donald G. Bear**, being first duly sworn upon my oath, do depose and state that I am now the record titleholder of the above-described real estate.

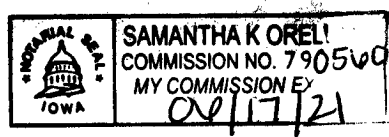
I further state that I am now in complete actual and sole possession of all of said real estate except as may be herein stated, and that I and my predecessors (who held record title thereof) in the recorded chain of title under which they claimed and claim ownership and the right to possession of the 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.

I further state that I am now in complete actual and sole possession of all of said real estate except as may be herein stated, and that I and my 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 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 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>Dallas</u>    )</p> <p>On this <u>2</u> day of <u>October</u>, 2018, before me the undersigned, a Notary Public in and for said State, personally appeared <b>Donald G. Bear</b>, a <b>single person</b>, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.</p> <p><u>Samantha K Orellana</u> Notary Public in and for said State</p>	<p>Dated: <u>October 2</u>, 2018</p> <p><u>Donald G Bear</u> Donald G. Bear</p> <p></p>
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