

Tamson Ann Templeman et-al) (Filed for Record June 26th A.D. 1867 at 10:15 o'clock
to) Affidavit (A.M. E.F. Connoran Recorder.
The Public.) (Recording Fee \$1.00 By, Irene E. Connoran Deputy.

State of Iowa, Madison County, ss.

We, Tamson Ann Templeman and E. Washington Templeman, of said State and County first being duly sworn, each for himself upon oath deposes and says as follows: The affiants state that they are husband and wife, and are the same identical persons who joined in a deed acknowledged April 2nd, 1853 conveying to William Pratt all their right title and interest in the land therein described, which deed was recorded in book 23 at page 219 of the deed records of Madison County, Iowa, and the intention of which deed was to convey all interest as heirs at law of William Duncan deceased, in said land, the affiant Tamson Ann Templeman being a daughter of said decedent. Tamson Ann Templeman states that she has been a resident of Iowa since the year 1857 and E. Washington Templeman states that he has been a resident of Iowa since the year 1860.

They each state that they were well and personally acquainted with William Duncan and his family, who died seized of South West Quarter of North East Quarter and North Half of North West Quarter of South East Quarter and Thirty four acres on East side of South East Quarter of North West Quarter and Fifteen acres on East end of North Half of North East Quarter of South West Quarter, all in Section Twelve in Township Seventy-five North Range Twenty-eight West of the 5th P.M. and that said William Duncan died intestate in the year A.D. 1852 in Warren County, Iowa, leaving no widow and leaving as his sole and only heirs at law, Lydia Bardrick, his daughter who was then intermarried with one Thomas Bardrick, and who conveyed all interest in said land to William Pratt by deed dated March 29th 1853, as shown by the records of Madison County Deeds, and Charlotte Skinner a daughter, intermarried then with one H.J. Skinner, Josie S. Werninger a grand daughter, then intermarried with John J. Werninger, being a daughter of Susan Duncan, deceased a daughter who was intermarried with said H.J. Skinner, and intestate, during the War of the Rebellion, about the year 1862, leaving as her sole and only heirs said Josie S. Werninger, a daughter, and a son, Charles T. Skinner, and that the estate of said Susan Skinner was never probated, but all debts paid; and said last mentioned heirs and grandchildren of said William Duncan deceased joined in a deed to said William Pratt, dated March 30th, 1853, conveying all interest in said above described land.

Also Martha Peach, a daughter of said Wm Duncan, who was intermarried with one John B. Peach, and who joined in a conveyance of all interest in said land to William Pratt by deed dated March 31st 1853; the affiant Tamson Ann Templeman, a daughter, whose conveyance of all interest in said land, has hereinbefore been noted.

Also, J.M. Duncan, a son, and Mary Moore a daughter, then intermarried with Anderson Moore, who joined in a conveyance of said land to William Pratt of date April 3rd, 1853.

And E.J. Haynes, a daughter, who was the wife of L. Haynes on April 16th 1853, that being the date of a deed from them of all interest in said above described land, in which last described deed Louisa Lucas, who was a daughter, and was then a widow, joined, and C.F. Duncan, who was also a daughter, and then single, joined.

Affiants state that of their own personal knowledge, they each know that the above described children and grandchildren were all and the only heirs at law of the said William Duncan deceased at the time of the execution of the deeds hereinbefore mentioned, and that the said heirs were all of legal age and competent to convey property, and conveyed all interest in said land for good and valuable consideration then had and received, and that the estate of the said William Duncan deceased, was never probated, but was settled by one of the interested parties acting as agent and all debts were fully paid and settled.

They further state that the said William Duncan entered into the actual possession of the land purchased by him of Charles Wright and wife by deed dated August 8th 1857, and had and held actual, peaceable adverse and open possession and control of same during his remain-

*1381

ing lifetime, except the last few years thereof, when he left the farm, and rented same. Affiant Tamson Ann Templeman further states that she was well and personally acquainted with Lovejoy & Brother; that they were merchants, living in Des Moines, Iowa, in the year 1857, and that her father William Duncan borrowed money from them to complete payment for the land hereinbefore described which debt was evidenced by mortgage dated August 21st, 1857 and recorded at page 474 of book B. of the records of Madison County, Iowa. and which mortgage debt was fully paid and was satisfied in full by Quit-Claim Deed from the said mortgagees J.C. Lovejoy and H.R. Lovejoy of date December 22nd, 1858 in which their wives joined, recorded at page 612 of Book H. running to William Duncan, the intention whereof was to fully cancel said indebtedness.

Further deponent say not.

Executed this 18th day of June 1907 at Winterset, Iowa by the aforesaid affiants.

E. Washington Templeman

Tamson Ann Templeman

Subscribed in my presence and sworn to before me, by Tamson Ann Templeman and E. Washington Templeman, the affiants herein, this 18th day of June 1907.

NOTARIAL

SEAL.

E.E. McCall

Notary Public within and for Madison County, Iowa.