

Miscellaneous Record, No. 18, Madison County

#423

Thomas Husted) Filed for record the 20th day of Jan A.D. 1914 at 1:45 o'clock P.M.
 to)
 The Public) , Afft. . . Fee \$. 70

AUDITED
 U. F. R.

Jeannette E. Beck, Recorder
 By Edith E. Cornell, Deputy

State of Iowa Madison County, as I, Thomas Husted being first duly sworn on oath depose and say, that I have been a continuous resident of Madison County, Iowa for more than 47 years last past; that I and my wife, Mary S. Husted, were prior to the year 1903 the owners in fee simple of the following described real estate, situated in the County of Madison and State of Iowa, towit;- The North Half of the North East Quarter, of Section 18, and the South Half of the South East Quarter, of Section 7, and the South West Quarter of the South West Quarter of Section 8, and the West 12 acres of the North West Quarter of the North West Quarter, of Section 17, all in Township 74 North, Range 26, West of the 5th.P.M. Iowa.

That my wife and I sold and conveyed the above described real estate to O.E.Husted, by deed dated March 3rd. 1903 and recorded in Deed Record 45 at page 239 of the records of said county; that at the date of said conveyance my wife owned a part of the land described in said deed, towit;-The North East Quarter of the North East Quarter, of Section 18, and the West 12 acres of the North West Quarter of the North West Quarter of Section 17, said township and range; that she obtained title to said land by inheritance from her former husband, Thomas M. Fowler, deceased and by deed from Nancy A. Garst and husband, dated August 31st, 1865 and of record in Deed Record "P" page 251 of said records, under her former name Mary S. Fowler, but that she is the same and identical person, who as my wife joined with me in the deed to all of the land first herein described to O.E.Husted; that we were united in marriage on or about the 26 day of October A.D. 1865.

That prior to the execution of the deed to O.E.Husted above mentioned, my wife and I, had for more than ten years last past, been in the actual, open, notorious, continuous, hostile, and exclusive adverse possession of all of said land herein described, and every part and parcel thereof, under claim of right and color of title, and have during all of said period paid all taxes and special assessments levied thereof, and to my personal knowledge no one has had or claimed, or is now claiming to have, and right, title, or interest in or to said lands, or any part of thereof, adverse to the rights of my said wife and I, except Chester A. Phillips who is now the owner thereof.

That it was our intentions to convey all our right, title and interest in and to all of said land to the said O.E.Husted, and for each to relinquish his or her right of dower in and to the land belonging the other.

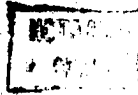
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I further state, that if the records of said county show that G.W. Hogg, T.J. Hogg, S.M. Taylor, Mrs H.E. Nichols, M.J. Hann, M.J. Hayden, W.R. Hogg and R.C. Hayden, executed a contract for the sale of certain lands to J.H. Farris which contract describes the South West Quarter of Section 8, Township 74 North, Range 26, as a part of the land attempted to be sold to said Farris, the same is a mistake either on the part of the scrivener who drew said contract or on the part of the Recorder in recording the same, as none of the parties named in said contract ever had or claimed to have had any interest in SW $\frac{1}{4}$ SW $\frac{1}{4}$ Sec 8-74-26, but they did own land adjoining said SW $\frac{1}{4}$ SW $\frac{1}{4}$ Sec 8-74-26 on the east, and it was undoubtedly their intentions to describe the land adjoining on the east.

Dated at Winterset, Iowa, this 12th day of March A.D. 1913.

Subscribed and sworn to before me by the said Thomas Husted, this 12th day of March A.D. 1913.

Thomas Husted,



J. E. Hamilton.
Notary Public in & for said County.