

## Miscellaneous Record, No. 18, Madison County

H. P. Anderson) Filed for record the 25<sup>th</sup> day of Sept A. D. 1915 at 11:30 o'clock A.M.  
to Jeannette E. Beck, Recorder.  
The Public) Afft. Fee \$.80 #2251

State of Iowa, Madison County. ss. I, H. P. Anderson of St Charles, Madison County, Iowa, on oath say that I have been a resident of St Charles, Madison County, Iowa, continuously since December 19, 1869, and that I am now and have been acquainted with the location and ownership of every lot in the said town of St Charles, Madison County, Iowa; that I am now and have ~~been~~ for forty years last past, been well acquainted with the location and ownership of the East Half ( $\frac{1}{2}$ ) of Lot Three (3) in the South west Section of said town of St Charles; that said Lot three (3) of the South west Section of the town of St Charles is wholly within the South west Quarter ( $\frac{1}{4}$ ) of the North west Quarter ( $\frac{1}{4}$ ) of Section twenty-four (24), in Township seventy-five (75) North, of Range twenty-six (26), west of the 5th P.M. Iowa; that at the time the said town of St Charles, Madison County, Iowa, was platted the said Jesse C. Young was the owner of the South west Quarter ( $\frac{1}{4}$ ) of the North west Quarter ( $\frac{1}{4}$ ) of said Section, Township and Range; that on the north side of said Lot three (3) in the said South west Section the middle of Main Street is the line between the South west Quarter ( $\frac{1}{4}$ ) of the South west Quarter ( $\frac{1}{4}$ ), and the North west Quarter ( $\frac{1}{4}$ ) of the North west Quarter ( $\frac{1}{4}$ ) of said section; that the wife of said Jesse C. Young was Mary J. Young, and if in the record of said conveyance of said lot from said Jesse C. Young to E. K. Hart on or about April 3, 1857, the name of either of the grantors appears Young, it is a clerical error, either of the scrivener drawing the deed, or of the recorder in recording the same that I was well acquainted with George Stiffler who at one time had some interest of record in Lot three (3), and that it is my understanding and belief upon reliable information, that he was living in the State of California in the year nineteen hundred (1900) and did not die for several years after the year nineteen hundred (1900)

That I was well and personally acquainted with Jeremiah Robinett who became the owner of said lot on or about June 14, 1870; that he purchased said lot from Adam Stiffler, and occupied the same for several years thereafter until it was sold to John B. Leverich; that wherever in the chain of title to said real estate the name Jeremiah Robinett, Jermiah Robinett, Jermiah Robinitt, Jermiah Robitt, or Jeremia Robinett, appears, it refers to one and the same person the said Jeremiah Robinett; that the wife of the said Jeremiah Robinett was Margaret J. Robinett or Margaret Jane Robinett; and that if the name appears Margaret Rolinett, it was only by reason of carelessness in spelling on the part of the recorder or scrivener drawing the conveyance; that I was well and personally acquainted with John B. Leverich who purchased said lot from Jeremiah Robinett; that wherever in the chain of title to said real estate the name John B. Leverich, John B. Leverick, or John Leverich appears, it refers to one and the same person; that I have been a member of the firm of Switzer & Anderson for more than ten years last past; that the members of said firm are and always have been S. S. Switzer and myself, H. P. Anderson, and no other persons; that said S. S. Switzer and myself were the members of said firm at the time W. H. Morse and wife conveyed the East Half ( $\frac{1}{2}$ ) of Lot three (3) to the firm Switzer & Anderson on August 22, 1906, and that we were the same who conveyed said property to L. P. McVay on October 22, 1908;

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that in the conveyance to the said firm of Switzer & Anderson it is recited that it was made subject to a mortgage of Six hundred (\$600.00) Dollars and interest, but that in fact the said Six hundred (\$600) Dollar mortgage referred to therein was a balance of Six hundred dollars on a certain mortgage for Eight hundred (\$800.00) Dollars, given by H.G. Stouffer and wife to J.G. Olmsted, Agent; that I have been acquainted with the possession and occupancy of said property for many years last past; that I remember when said property was owned and occupied by Jeremiah Robinett, and that it was by him sold and conveyed to John B. Leverich, by the said John B. Leverich it was sold and conveyed to H.R. Proudfoot, by H.R. Proudfoot it was sold and conveyed to W.H. Martin, by W.H. Martin it was sold and conveyed to R.W. Martin and H.L. Martin, by the said R.W. Martin and H.L. Martin it was sold and conveyed to James W. Kerns, by James W. Kerns it was sold and conveyed to H.G. Stouffer, by H.G. Stouffer it was sold and conveyed to J.H. Hahn, by J.H. Hahn it was sold and conveyed to W.H. Morse and L.L. Zenor, and after W.H. Morse had acquired the interest of L.L. Zenor it was sold and conveyed to Switzer & Anderson, by Switzer & Anderson it was sold and conveyed to L.P. McVay, and by L.P. McVay it was sold and conveyed to J.M. Brown, and that during all of the time covered by said conveyances said property has been in the actual open, notorious, and adverse possession and occupancy of the persons above named, who held title thereto, and no other persons, and that no other persons, during said time, has asserted any claim to said property or any part thereof.

H.P. Anderson.

Subscribed and sworn to before me and in my presence by the said affiant this 23d day of September, 1915.

H.A. Mueller.  
Notary Public in and for Madison County, Iowa.

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