

Miscellaneous Record, No. 18, Madison County

J. C. Rippey | Filed for record the 20th day of Feb A. D. 1915 at 4:35 o'clock P. M.
to
The Public) Afft. Fee\$.90 ✓ Jeannette E. Beck, Recorder

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State of Iowa, Madison County, ss I, J. C. Rippey, of Madison County, Iowa on oath say that I was personally acquainted with Henry Emick who entered from the United States Government, and to whom was patented, the North half ($\frac{1}{2}$) of the north east quarter ($\frac{1}{4}$) of section thirty two (32), in township seventy five (75) north, of range twenty eight (28), west of the 5th P.M., Iowa; that said Henry Emick came with my father and myself to Madison County, Iowa, from near Muscatine, Iowa, just after harvest in the year, 1854, and we looked at land over said County in an effort to find some upon which to make entries and said Henry Emick selected the tract above described, and my father selected the tract adjoining it on the north, and that I then went with said Henry Emick to the land office at Chariton, Iowa, where the entries were made; that the arrangement was then made that said Henry Emick was to go back to his home in Cedar County, Iowa, and then return to Madison County, Iowa, and we were together to break out the land which had been entered, but that the said Henry Emick died before the expiration of the year; that at that time, said Henry Emick was about twenty one years of age, and was unmarried; that he died intestate, without issue, leaving surviving no father or mother, and as his only heirs his sister Elizabeth Shipman, who with her husband James afterwards conveyed her interest in said land to John Emick; his sister Catharine Peasley, who with her husband Micajah afterwards conveyed her interest in said land to John Emick; his neices and nephew Laura L. Emick, Squire Henry Emick, and Alice O. Emick, children of a brother who had died prior to the death of Henry Emick, and who conveyed their interest in said land to John Emick; his sister Rachel Case who with her husband James A. afterwards conveyed her interest in said land to Joseph T. Newson; his sister Christiana Campbell, who with her husband Benjamin afterwards conveyed her interest to J. T. Newson; his brother John Emick, grantee in some of the conveyances above referred to, who afterwards conveyed said land to said J. T. Newson; and his sister Mary Newson, who afterwards joined in a conveyance to said land executed by herself and husband, the said Joseph T. Newson to me; that J. T. Newson, grantee in the conveyances from Christiana Campbell and husband Benjamin, and from John Emick, was the same and identical person as the Joseph T. Newson who on or about November 10th, 1873, with his wife Mary, conveyed said real estate to me, the deed appearing of record in Deed record eight (8) of Madison County, Iowa, at page 579 thereof; that I was the purchaser of said land, and the grantee in said deed, and the spelling of my name Rippey instead of Rippey therein was a clerical error and mistake; that after the death of said Henry Emick I corresponded with his said brothers and sisters, and several of them were out to Madison County, Iowa, to see me about the land in said county which he had entered, and especially regarding the sale to me of the tract above described; that I purchased said land about the year 1869, and finished paying therefor in the year 1873, when I received the conveyance from Joseph T. Newson and wife, and that I received the quit claim deeds which had been executed to him and to John Emick by the other heirs of Henry Emick in the year 1901, he having neglected to send them to me when he sent his own deed; that I have been in the actual, adverse, open, and peaceable possession of said land since the year 1869, and

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have had my home thereon since in the year 1871, and that no other person has ever asserted any right, title, or interest therein during that time.

Subscribed and sworn to before me and in my presence by the said affiant this twentieth day of February, A.D. 1915.

J.C. Rippey.

W.S. Cooper.

Notary Public in and for Madison County, Iowa.

NOTARIAL
SEAL