

Miscellaneous Record, No. 18, Madison County

Benjamin James) Filed for record the 24th day of Feb. A. D. 1916 at 11:36 o'clock A.M.
to Jeannette E. Beck, Recorder.
The Public) Afft. Fee \$3.50 ✓ #358.

State of Iowa, Madison County, ss. I, Benjamin James of the County and State aforesaid, being duly sworn, on oath depose and say that I am 58 years of age, and that I have been a resident of said Madison County, Iowa, for the past 50 years, and have lived upon the North 50 acres of the $\frac{1}{2}$ NW $\frac{1}{4}$ Sec. 17-75-27 and made my home on said premises since that date, and that my father Josiah James and his grantee this affiant Benjamin James have held open, notorious, peaceable and adverse possession, occupancy and control of said premises, since the year A. D. 1876, and to my personal knowledge William Hirecock who entered into an agreement with one J. B. Deal September 9th A. D. 1892, agreeing to convey to the said J. B. Deal for the sum of \$6740.00 the north 17 acres of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 17-75-27, and other real estate, never owned any part of the 50 acres of land first above described, nor was he ever in possession thereof, and to my personal knowledge he never had any right, title or interest of any kind or character in said land; but that the said William Hirecock received title to 18 acres in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 27-75-27 of Michael Robinson, et al on September 8, 1876, and that on February 21st A. D. 1893 the said Wm. Hirecock and wife conveyed the NW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 27-75-27, and other real estate to one J. B. Deal the consideration of said deed being \$6740.00.

I further depose and say that the description of the land described in the said agreement between the said Wm. Hirecock and J. B. Deal of date September 9th A. D. 1892 and filed for record in the office of the Recorder of Madison County, Iowa, on September 9, 1892 and recorded in mortgage record 27 at page 580 thereof, was erroneous so far as as it relates to the north 17 acres of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec 17-75-27, and should have been the north 17 acres of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec 27-75-27.

Benjamin James.

Subscribed and sworn to by the affiant Benjamin James before me this 17th day of October A. D. 1904.



Charlie Appleman,
Notary Public in and for Madison County,
Iowa.