

## Miscellaneous Record, No. 19, Madison County

V.L.Callison)  
to Afft.  
The Public )

Filed for record the 23rd day of May A.D.1919  
at 9:50 o'clock .A.M.

Hettie E.Winship Recorder.

Fee \$ .60

#1629

State of Iowa Madison County, 33. I.V.L.Callison of said State and County,  
first being duly sworn upon my oath depose and say:-

That I purchased of Sarah A.Ripsey, the following described tract of land, to-wit:-  
Commencing twenty (20) rods North of the <sup>South east corner of the</sup> South-east Quarter (S.E.  $\frac{1}{4}$ ) of the  
South-west quarter (S.W.  $\frac{1}{4}$ ) of Section Three (3) in Township Seventy-four (74) North,  
of Range Twenty-eight (28) West of the 5th P.M.

running thence North Forty (40) rods, thence West forty-four (44) rods, thence South  
~~forth~~ (40) rods, thence east forty-four (44) rods to the place of beginning,  
and my said vendor executed a conveyance of date March 1st 1894, which is entered  
of record on page 501 of Deed Record 33 of the records of Madison County, Iowa.

That in the conveyance of said real estate by error of the scrivener, the  
property is described as commencing twenty (20) rods North of the South-east Quarter  
of the South-  
S.E.  $\frac{1}{4}$ ) instead of North-east corner.

That I was personally acquainted with the parties in possession of said tract  
I purchased at all times since the spring of 1869, and I know of my own personal  
knowledge that the said Sarah A.Ripsey, the widow <sup>and devisee</sup> of Mathew Ripsey, was in the actual,  
adverse and peaceable possession of the tract of land that I purchased from her,  
and that she claimed title thereto as the devisee of Mathew Ripsey, who was the grantee  
of Herbert S.Short, and that the deed from Herbert S.Short is entered of record on  
page 49 of Deed Record "H" of the Records of Madison County, Iowa, and that in said  
last described record the property is described as commencing Twenty (20) rods North of  
the South East Quarter (S.E.  $\frac{1}{4}$ ) instead of the South-east Corner. That the

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only error on the behalf of the scrivner in each of said conveyance was the use of the word "quarter" instead of "corner" following the point of starting, and I further state that all times since the purchase of said land, that I was and my vendee show are in actual, adverse and peaceable possession of the tract of land which I purchased from the said Sarah A. Rippey.

Dated this 21st day of September, A.D. 1918.

V.L. Callison



Subscribed in my presence and sworn to before me by V.L. Callison this 21st day of September, 1918.

W.T. Guiber