

J.E.Hamilton )  
to Afft.  
The Public )

Filed for the 21st day of April A.D. 1920 at 2.08  
o'clock P.M.

Nettie E. Winship, Recorder  
Fee  $\frac{1}{2}$ . 60  $\checkmark$  # 2589

State of Iowa, Madison County SS: I, J.E.Hamilton of said County and State being first duly sworn upon oath depose and say that I am now and have been a resident of Madison County, Iowa, for 45 years last past, and that for the past 15 years have been actively engaged in the real estate business in Winterset, Iowa; and that prior thereto I lived in the vicinity of the land hereinafter described and have personal knowledge of the facts hereinafter stated.

That the  $\frac{1}{2}$  acre West end of  $3\frac{1}{2}$  NW $\frac{1}{2}$  SW $\frac{1}{2}$  of Sec. 21-74-27 (being Walnut Township, Madison County Iowa) conveyed in the Warranty Deed executed by C.C. Bancroft and wife to Walter Needs and recorded in Deed Record 42, page 428 of the records of Madison County, Iowa, referred to and was intended to convey a tract of about  $\frac{1}{2}$  acre out of the West side of the NW $\frac{1}{2}$  SW $\frac{1}{2}$  of said Section, Township and Range, described as follows: Commencing at a point 6 rods North of the S.W. corner of the NW $\frac{1}{2}$  SW $\frac{1}{2}$  Sec. 21-74-27, running thence North 31 rods, thence East 20 feet, thence South 31 rods, thence West 20 feet to the Place of Beginning.

That the  $\frac{1}{2}$  of an acre extending across the West side of the NW $\frac{1}{2}$  SW $\frac{1}{2}$  of Sec. 21-74-27 conveyed in the Warranty Deed executed by Thomas Stinson and wife to E.A. Simpson dated Feb. 28, 1917 and recorded in Deed Record 59, page 113 of said records referred to and was intended to convey to said E.A. Simpson the same and identical  $\frac{1}{2}$  acre tract 20 feet East and West and 31 rods North and South more fully described in the paragraph just preceding and that it was the intention of said E.A. Simpson to mortgage to said Thomas Stinson said  $\frac{1}{2}$  acre as fully above described, together with other land, for \$7000, as shown by the mortgage recorded in Mortgage Record 64, page 458 of said records, although said  $\frac{1}{2}$  acre is described in said mortgage as extending across the West side of said NW $\frac{1}{2}$  SW $\frac{1}{2}$  Sec. 21-74-27,

I further state I am well and personally acquainted with W.E. Priest and wife, Gertrude Priest, who executed the Warranty Deed recorded in Deed Record 54, page 556 of the records of Madison County, Iowa, conveying to N.L. Hansen the SW $\frac{1}{2}$  NW $\frac{1}{2}$  and W $\frac{1}{2}$  SW $\frac{1}{2}$  of Sec. 21-74-27, except a strip commencing 6 rods North of the Southwest Corner of the Northwest Quarter of the South west Quarter of said Section, Township and Range, running thence North 31 rods, thence East 20 feet, thence South 31 rods, thence West 20 feet to the Place of Beginning, and

that the names of said W.E.Priest and Gertrude Priest appear in the Body of said Deed and the Certificate of Acknowledgment attached thereto as W.E.Priest and Gertrude Preist only through error on the part of the scrivener who drew said deed or the Recorder in recording the same, and said surname should have been spelled "Priest".

I further state that I am in no way interested in the title to the land herein described, but make this Affidavit at the request of the present owner thereof for the purpose of establishing of record the facts herein stated.

J.E.Hamilton

Subscribed and Sworn to before me by the above named affiant this 19th day of April A.D. 1920,



R.H.Croft  
Notary Public in and for Madison County, Iowa.

D. L. Gabbert

... Madison County Iowa, Martin Compton using first duly sworn on oath depose and say that I was well acquainted with Michael Gabbert and Mahulda M. Gabbert