

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

Filed for record the 5 day of July A.D. 1921 at 8.34  
o'clock A.M.

Nettie E. Winship, Recorder  
Winifred Whedon, Deputy  
Fee \$ .70 1347

State of Iowa, Madison County SS; I, J.E. Walker, of said County and State being first duly sworn upon oath depose and say that I am now past 50 years of age, and that for 50 years last past I have been a resident of Madison County, Iowa.

That I am well and personally acquainted with J.V. Fortune and wife, Maude Fortune, grantors in the Warranty Deed to B.J. Cavanagh recorded in Deed Record 62, page 585 of the records of Madison County, Iowa, conveying South 43.43 acres of E $\frac{1}{2}$  NW $\frac{1}{2}$  and NW $\frac{1}{2}$  SE $\frac{1}{2}$  Sec. 3, Township 74, Range 26, and know of my own personal knowledge that if the name of J.V. Fortune appears as J.F. Fortune in the Certificate of Acknowledgment attached to said deed of record, it only appears through error; that I was the acknowledging officer in said deed and it was simply an error in filling out the certificate of acknowledgment, as J.V. Fortune above named personally appeared before me and executed said deed and acknowledged the execution of same to be his voluntary act and deed.

That I am in all respects familiar with the terms and conditions of the Mortgage for \$1000.00 made by J.V. Fortune and wife to Nora E. Walker (my wife) recorded in Mortgage Record 38, page 595 of the records of Madison County, Iowa; that the recital in said mortgage that same was given subject to a mortgage of \$3000.00 in favor of Truro Savings

Bank dated Mar. 1, 1914, due Mar. 1, 1919, was an error in so far as the date of the mortgage referred to in said recital was concerned, and should have recited that the date of said \$3000 mortgage to the Truro savings Bank was Feb 26, 1914; that I was Cashier of said Bank at the date of said \$1000 mortgage given by said J.V. Fortune to my wife, said Nora E. Walker, and know of my own personal knowledge that said Bank did not have a mortgage on the land described in said \$1000 mortgage of \$3000 dated Mar 1, 1919, upon the date of said \$1000 mortgage, or any other mortgage on said land except a mortgage of \$3000 dated February 26, 1914 due March 1, 1919 and of record in Mortgage Record 44, page 365 of said records.

I further state that I have been well acquainted with the title, ownership and occupancy of the South 43 acres of the East Half of the Northwest Fractional Quarter and the Northwest Quarter of the Southeast Quarter of Section 3, in Township 74, North, of Range 26, West of the 5th P.M. Madison County, Iowa, for more than 25 years last past, and know of my own personal knowledge that B. J. Cavanagh, the present owner of said land and all persons under whom he claims title have been in the actual, open, notorious, peaceable, exclusive, adverse and continuous possession, occupancy and control of all of said land under color of title and claim of right during the 25 years last past, and that the said B. J. Cavanagh now enjoys peaceable possession of said land and the title to said land to my personal knowledge has never been questioned during said time, and that said B. J. Cavanagh and his grantors for 25 years last past have cultivated said land, fenced the same, received the rents and profits thereof and paid the taxes thereon as the same became due.

I further state that I am the same and identical person as J. E. Walker, one of the grantors, in the Warranty Deed to J. V. Fortune recorded in Deed Record 50, page 344 of the records of Madison County, Iowa, and that the said N. A. Hayden mentioned in said deed is my father-in-law.

I further state that I have no interest whatever 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. Walker

Subscribed and Sworn to before me by the above named affiant this 8 day of June  
A. D. 1921.

M. S. Greger  
Notary Public in and for Madison County, Iowa.

NOTARIAL  
SEAL