

Miscellaneous Record, No. 20, Madison County, Iowa.

J.F.Deardorff) Afft.
to
The Public)

Filed for record the 19th day of September, A.D. 1922 at
4.17 o'clock P.M.

Nettie E. Winship, Recorder
Fee \$.70 # 1808. ✓

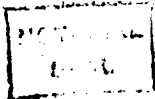
State of Iowa, Madison County SS: I, J.F. Deardorff, a resident of said county and state, being first duly sworn, do, upon my oath depose and say that I have been well and personally acquainted with the occupancy and ownership of the South Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section 12, in Township 74 North, of Range 27 West of the 5th P.M. for more than 50 years last past; that I know of my own personal knowledge that Robert B. Cosand and his grantors have successively had, held and enjoyed the absolute, unqualified, uninterrupted, undisputed, continuous and adverse possession, use, occupancy and control of all of said premises during all of said period of time; that they and each of them have had, held, used and enjoyed the rents, issues and profits of said land as the absolute and unqualified owners in fee simple of said premises; that they and each of them have farmed, cultivated and improved said land and maintained the fences around the same, as the rightful owners thereof, and have paid all taxes assessed against the same as the same became due; that said Robert B. Cosand and his grantors, each, to the best of my knowledge, paid a good and valuable consideration for said tract of land and each, in his turn, became vested and seized of and was the absolute and unqualified owner in fee simple thereof by virtue of such paid consideration and of the deed issuing to such purchaser conveying said land, and that each of the grantors of said Robert B. Cosand have had and held the title thereto under claim of right and color of title during all of said period of time. That I have never heard of the title of said Robert B. Cosand or his grantors being questioned, disputed or contested by any person or persons claiming by, through or under Lewis Mease, E. B. Jones or Frederick Yahne (who at one time were the owners of the land first herein described) by reason of any defective description of the real estate conveyed by the deeds through which the title to said land passes as recorded in Deed Record 0, Page 625, or in Deed Record 9, Page 116, of the records of Madison County, Iowa, and that at all times, said Robert B. Cosand and his grantors have been recognized by all persons as the absolute owners thereof and that at no time has any person or persons made or attempted to make, asserted or attempted to assert any right, title, interest, claim of demand, in, to, upon or against said premises adverse to the title thereto of said Robert B. Cosand or his grantors, as I verily believe-- that if there had been any such claim made, I would have heard of it.

That I was also well and personally acquainted with W.N. Place who acquired title to said $S\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 12-74-27 by deed from S.M. Hamilton recorded at page 268 of Deed Record 49 of said records, and that he is the same and identical person as the William N. Place named as grantor in a deed conveying said premises to Allen F. Miller and M.E. Miller, recorded at page 414 of Deed Record 53 of said records.

That I am in no way interested.

J.F. Deardorff

Subscribed in my presence and sworn to before me by said affiant this 31st day of August, A.D. 1922.



M.L. Silliman
Notary Public within and for Madison County, Iowa.