

E. R. Zeller &  
A. B. Shriver )  
to (Affidavit  
The Public )#2296 Fee \$.70

Filed for record the 9th day of November A.D. 1926, at  
10:20 o'clock A.M.  
Gladys B. DeVault, Recorder  
By Alberta Lucas, Deputy

## AFFIDAVIT

STATE OF IOWA, Madison County, ss: I, E. R. Zeller and I, A. B. Shriver of said County and State, being first duly sworn, do upon oath depose and say that I have been a resident of Madison County, Iowa, for more than 30 years last past, and that during all of said time I have been well and intimately acquainted with the title, ownership, and occupancy of the East 20½ feet of Lot 4 in Block 24 of the Original Town of Winterset, Madison County, Iowa, and know of my own personal knowledge that Eleanor Wauchope, the only heir of Margaret Cox Jones, deceased, and her legal grantors, have been, the actual, open, notorious, continuous, adverse, exclusive, uninterrupted, and peaceable possession, occupancy, and control of all of said real estate and every part and parcel thereof, under claim of right and color of title since Jan. 1, 1899, and that her title thereto has never been questioned to my personal knowledge, and that during all of said time since Jan. 1, 1899, said Eleanor Wauchope and her legal grantors have received the rents and profits of said real estate and paid the taxes thereon, and that Nicholas Murry, Nicholas Murray, David Ettien, Mary Ann Ettien, David Ettien, Mary Ann Ettien, David Ettine, Mary Ann Ettine, J. T. White & Co., grantee in Deed recorded in Deed Record "M" page 631 of Madison County, Iowa records, M. R. Tidrick, and Mary A. Tidrick, mortgagors in the mortgages recorded in Town Lot Mtg. Rec. 4, page 342 and page 477 and Mtg. Rec. 36, page 435 of said records, D. D. Davisson, Guardian of Hattie S. Green, Hattie S. Green, Hattie Green, Hattie Sleight, nor S. G. Ruby, nor any one claiming by, through, or under them or either of them, and no other person or persons have ever claimed or asserted any right, title, interest, claim, or demand in or to any part or parcel thereof adverse to said Eleanor Wauchope since Jan. 1, 1899, but that their names only appear in the chain of title to said real estate by reason of misdescriptions of the premises intended to be con-

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

veyed by the instruments to which they were parties, and that said Eleanor Wauchope now holds peaceable possession thereof.

I further state that the delinquent personal taxes against Geo. Cox in Lee Township, for the years 1891, 1893, 1894, 1895, 1896, 1897, 1898, <sup>and</sup> 1899, are not against the Geo. W. Cox, one of the heirs at law of Theodore Cox, deceased, whose estate was probated in the district court of Madison County, Iowa, as #1087 Probate and docketed in Probate Docket "D", page 57, or the G. W. Cox, grantor in the warranty deed recorded in Deed Record 32, page 147, of the records of Madison County, Iowa, or the George W. Cox, one of the grantors in the Warranty Deed recorded in Town Lot Deed Record 15, page 91, of said records, and therefore are not a lien on the above described real estate, but are against some other person.

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

E. R. Zeller

A. B. Shriver

Subscribed in my presence and Sworn to before me by the above named affiant this 9th day of November, A. D. 1926.

NOTARIAL  
SEAL

W. F. Craig  
Notary Public in and for Madison County,  
Iowa.

NOVEMBER 1. D. 1926.

NOTARIAL  
SEAL

Wm. J. Lewis  
Notary Public, Shelby County, Iowa.