

Miscellaneous Record, No. 22, Madison County, Iowa

J.K.Nichols & T.A.Harper

#3689

Filed for record the 14 day of Oct.
A.D.1935 at 10:15 o'clock A.M.

To

Fee \$. 70

Valda C. Bishop, Recorder

The Public

A F F I D A V I T

State of Iowa, Madison County, ss.

J.K.Nichols and T.A.Harper, being sworn, depose and say that they are now and have been residents of Madison County, Iowa, for more than 50 years last past, and have during that period of time been familiar with the title to the real estate in said county of which one James A. Decker died seized, to-wit:

The South three-fourth ($\frac{3}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-two (22) excepting the right of way of the Chicago, St. Paul & Kansas City Railway Company across the same; the North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Fifteen (15) excepting the right of way of the Chicago, St. Paul & Kansas City Railway Company across the same and excepting a tract described as: Commencing at the Northeast corner of said eighty-acre tract, running thence South 80 rods, thence West to the right of way of said Chicago St. Paul & Kansas City Railway Company, thence along said right of way in a Northwesterly direction to the North line of said eighty-acre tract, thence East to the place of beginning; the West Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Fifteen (15) excepting that part thereof lying North and West of Clanton Creek containing 10 acres, more or less; and a tract of land described as follows: Commencing at the Southeast corner of the Northwest Quarter ($\frac{1}{4}$) of Section Fifteen (15), running thence West 28 rods, thence North 27 rods to the place of beginning; all of said land lying and being in thence East 28 rods, thence South 27 rods;

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Township Seventy-four (74) North, of Range Twenty-seven (27) West of the 5th P.M.

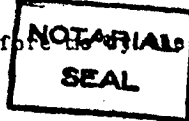
That the said James A. Decker became the owner of all of said real estate by purchase at divers times and that he and his grantors had and held, during all of the period of our said acquaintance with possession and occupancy of said land, the legal title thereto, and had and held the open, notorious, continuous, uninterrupted, undisputed, adverse and peaceable possession of the whole thereof, by purchase or by descent under color of title and claim of right. That during all of said period of time the said James A. Decker and his grantors, as the undisputed and absolute owners in fee of said land, maintained the fences and improvements thereon and enjoyed the rents and profits therefrom without question, paid the taxes accruing thereon, and that at the time of the death of the said James A. Decker, he was recognized by those who for years had been familiar with the possession and occupancy of said land, as the owner of the full legal title thereto, undisputed and unquestioned, by any persons in any manner whatsoever.

That to our knowledge no claim to said land was ever made during said period of acquaintance therewith, adverse to the title of the said James A. Decker or his grantors, by W.W.Bedford, Martie C. Bedford, O. Mann, James A. Hollingsworth, N.B.Hollingsworth, Reuben A. Cole, Elam Hiatt, John Ferguson, Sr., William Hindman, Sylvester N. Travis, John Bancroft, James Brinson, John Reasoner, F. Thomas, P.F.Thomas, J.C.Hilton, James C. Hilton, George Foster, J.W.Porter, J.S.McCaughan, Leroy F. Clifton, J.C.Seward, Elijah Hayden, Martha A. Hayden, Joseph W. Greger, John K. Nichols, Johnson Spratton, Johnson Sprattn., John W. Cherry James Callanan, nor any person or persons claiming by, through or under them or either or any of them; and if there be of record any instrument or action apparently in conflict with the record chain of title to said real estate, the inclusion in the description in such instrument or action of any part of the real estate of which the said James A. Decker died seized must have been the result of an innocent error on the part of the person who prepared such instrument or instituted such action.

That we are in no way interested and make this affidavit for the sole purpose of establishing of record the facts herein set forth.

J.K.Nichols
T.A.Harper.

Subscribed in my presence and sworn to before me by said J.K. Nichols and the said T.A.Harper this 12 day of October, A.D.1935.



L.M.Delaplain

Notary Public within and for Madison County, Iowa

State of Iowa, Madison County, ss. I, Leroy F. Clifton, County Recorder hereunto duly sworn, do hereby certify that the foregoing affidavit was recorded in my office and entered on the records thereof on Oct. 14, 1935, as fully appears to me. Estate. Owner in possession of said lands mentioned in said affidavit.