

Miscellaneous Record, No. 22, Madison County, Iowa

W.S.Cooper & Phil R. Wilkinson

#3979

Fee \$.70

Filed for record the 5 day of Nov.
A.D.1935 at 3:28 o'clock P.M.

To

The Public

Valda C. Bishop, Recorder

A F F I D A V I T

STATE OF IOWA : SS

MADISON COUNTY :

I, W.S.Cooper and I, Phil R. Wilkinson, both of the County of Madison and State of Iowa, being first duly sworn, on his oath, each for himself and on his oath depose and say:-

That I have been a resident of the City of Winterset, Madison County, Iowa, for more than fifty (50) years last past, and that during all the time have lived within the distance of one (1) mile of the following described real estate, to-wit:-

West One-third (1/3) of Lot Seven (7) in Block Eleven (11) of the Original Town Plat of the City of Winterset, Madison County, Iowa.

and have been familiar with the title to said premises and the ownership and occupancy thereof

That I was well and personally acquainted with M.R.Tidrick during his lifetime. That the said M.R.Tidrick died Testate in Madison County, Iowa, on or about the 13th day of November 1914. That his Estate was probated under the name of Miller R. Tidrick but they are one and the same identical person.

That the said M.R.Tidrick received title to the--

West 21½ feet of Lot Seven (7) in Block Eleven (11) of the Original Town Plat of the City of Winterset, Iowa.

by Warranty Deed of Conveyance, on the 19th day of February 1872. Said Deed being recorded in Deed Record 6, on page 346, and thereafter on April 30th, 1873, sold by Warranty Deed an undivided one-half of--

West 21½ feet of Lot Seven (7) in Block Eleven (11) of the Original Town Plat of the City of Winterset, Iowa,

Miscellaneous Record, No. 22, Madison County, Iowa

to one E.W.Jones. That said Conveyance was by Warranty Deed, recorded in Deed Record 7, page 474 of the Deed Records of Madison County, Iowa.

That on the 25th day of February 1875 one Alfred Hood, under the name of "Alferd" Hood, and his wife, Rachel A. Hood, conveyed to E.W.Jones and M.R.Tidrick by Warranty Deed of Conveyance a strip six (6) inches wide on the East side of the West One-third (W 1/3) of Lot Seven (7) in Block Eleven (11), running the entire length of said Lot North and South, in the Original Town Plat of the city of Winterset, Madison County, Iowa.

That on or about the 28th day of June A.D.1897 the said E.W.Jones, or Edward W. Jones, who were the same person, died Testate in Madison County, Iowa, and his Will was duly probated in the District Court of Madison County, Iowa, and his Estate is settled. That the said E.W.Jones or Edward W. Jones, left surviving him his wife, Maggie Jones, and his sons, Roy G. Jones; William E. Jones; and, Harvey B. Jones, and a daughter, Eleanor Jones. That under the terms of Item Eight (8) of the Last Will and Testament of said Decedant Edward W. Jones, he devised to his sons, Roy G. Jones; William E. Jones; and, Harvey B. Jones all of the real estate of which he died seized, including the--

West One-third (1/3) of Lot Seven (7) in Block Eleven (11) of the Original Town Plat of the City of Winterset, Iowa.

That the said William E. Jones and his wife, Daisy A. Jones, on November 19th, 1900, conveyed all their right, title and interest in and to said real estate to M.R.Tidrick. Said Warranty Deed being recorded in Deed Record 40, page 76, of the Deed Records of Madison County, Iowa; and, on the 23rd day of February 1901 Roy G. Jones, unmarried, and H.B.Jones and wife Lucy L.Jones, conveyed to M.R.Tidrick by Warranty Deed of Conveyance all their right, title and interest in and to the ----

West One-third (1/3) of Lot Seven (7) in Block Eleven (11) of the Original Town Plat of the City of Winterset, Madison County, Iowa.

That the said M.R.Tidrick died Testate in Madison County, Iowa, on the 13th day of November 1914, and by the terms of his said Last Will and Testament, his wife, Mary A. Tidrick, became seized in fee simple of the real estate, above described. That his said Estate was duly settled.

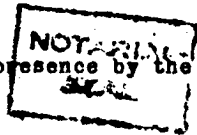
That the said Mary A. Tidrick died Testate in Madison County, Iowa, on the 31st day of May A.D.1928, and that W.J.Cornell is now the duly and legally appointed, qualified and acting Administrator with Will annexed of her said Estate. That at the time of her death the said Mary A. Tidrick was seized in fee of the following described real estate, to-wit:-

West One-third (1/3) of Lot Seven (7) in Block Eleven (11) of the Original Town Plat of the City of Winterset, Madison County, Iowa.

That I was well and personally acquainted with M.R.Tidrick, or Miller R. Tidrick, during his lifetime and with his wife, Mary A. Tidrick, during her lifetime, and my acquaintance with the said M.R.Tidrick and Mary A. Tidrick extends over a period of more than forty (40) years, and I know of my own personal knowledge that the said M.R.Tidrick and the said Mary A. Tidrick and their Grantors have been in the actual, open, notorious, continuous, adverse, uninterrupted and peaceable possession and occupancy and control of said real estate and each part and parcel thereof under a record chain of title for more than twenty-five (25) years last past and that no claim of any kind, adverse to the possession of the said M.R.Tidrick, or the said Mary A. Tidrick or their Grantors, has been asserted to any of said property since prior to January 1st, 1900.

That I am not interested in any manner in said real estate and I am not related to the said Mary A. Tidrick or M.R.Tidrick, but make this Affidavit at the request of W.J.Cornell, Administrator with Will annexed of the Estate of Mary A. Tidrick, Deceased, for the purpose of establishing the facts aforesaid.

Subscribed and sworn to before me and in my presence by the said W.S.Cooper and Phil W. Wilkinson this 2nd day of November A.D. 1935.



W.S.Cooper
Phil R. Wilkinson

Aletha Alexander

Notary Public in and for Madison County, Iowa