

Miscellaneous Record, No. 22, Madison County, Iowa

E.G.Banta
To
The Public

#617
Fee \$.90 ✓

Filed for record the 16 day of
February A.D.1937 at 2:10 o'clock P.M.
Valda C. Bishop, Recorder
Pearl E. Shetterly, Deputy

AFFIDAVIT

STATE OF IOWA }
COUNTY OF CLARKE }

SS

I, E.G.Banta, being first duly sworn on oath, depose and state that I am a resident of Clarke County, Iowa, and that I have resided continuously therein for a period of thirty-six years, and that I am well and personally acquainted with the R.T.Muselman who appears as grantee in a Warranty Deed, dated February 26, 1920, filed for record February 28, 1920, recorded in Book 47, page 322 and he is one and the same as the Ralph I. Muselman who appears as grantee in a Quit Claim Deed, dated October 30, 1922, filed for record in Clarke County November 22, 1922 in Book 50, page 77, and said Deed also recorded in Madison County November 21, 1922 in Deed Record 55, page 427 and the Ralph I. Muselman who mortgaged this property to The Travelers Insurance Company under date of November 1, 1922, filed in Clarke County November 24, 1922, recorded in Book 50, page 636 and the same mortgage which is recorded in Madison County on November 21, 1922, recorded in Mortgage Records 63, page 449 and the R.T.Muselman who appears as grantor in a Warranty Deed, dated November 10, 1923, and filed for record in Clarke County on February 22, 1924, recorded in Book 50, page 223 and the same deed is also recorded in Madison County on February 4, 1924, recorded in Deed Record 65, page 598.

I further state that I am well and personally acquainted with the Joseph S. Dodd who appears as grantee in a Warranty Deed, dated November 10, 1923, and he is one and the same as the Joseph Dodd who appears as grantor in a Warranty Deed, dated November 23, 1923.

I further state that I am acquainted with the use, occupancy, possession of the following described real estate situated in the Counties of Madison and Clarke, State of Iowa, to wit:

The North Half of the Northwest Fractional Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Four (4), Township Seventy-three (73) North, Range Twenty-six (26), West of the 5th P.M., Clarke County, Iowa; and the South Half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Thirty-three (33) and the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Thirty-three (33), except a tract of land described as follows: Commencing at the Northeast corner of said forty (40) acre tract, running thence West 40 rods, thence South to the middle of South River, thence down said river to the East line of said forty (40) acre tract, thence North to place of beginning, all in Township Seventy-four (74) North, Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa.

I further state that The Travelers Insurance Company has been and The Travelers Insurance Company is now in actual, open, adverse, notorious, hostile, continuous and exclusive possession of said premises since and prior to 1917, as shown by the records of Clarke and Madison Counties, Iowa, and has held such possession under color of title, claim of right and claim of ownership in fee simple since and prior to 1917, and that said title has never been questioned or disputed to my knowledge and belief. The aforesaid parties not only have been in actual possession but also have cultivated the land, improved and repaired the buildings and paid their taxes thereon.

This affidavit is made for the purpose of establishing title to the above described property in accordance with the sections 11,024 and 11,030 of the 1935 Code of Iowa and for the purpose of being recorded in accordance with the provisions of section 10,073, and 11, 024 of the 1935 Code of Iowa.

I further state that I make this affidavit from my own personal knowledge and for the purpose of clearing the defects in the chain of title to the above described property.

Further affiant sayeth not.

E.G.Banta

Signed, subscribed and sworn to before me, a Notary Public, this 8th day of February, 1937.

Gretta L. Crosby
Notary Public in and for said Clarke
County, Iowa.

(NOTARIAL SEAL)

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State of Iowa, County of Madison ss.

I, Valda C. Bishop, County Recorder in and for said County and State aforesaid, hereby certify that the foregoing affidavit was filed in my office by the owner in possession as named in said affidavit, or by his attorney-in-fact, as shown by the records and recorded and entered on the records thereof on the 16 day of February A.D.1937.

~~COMPILED~~

Valda C. Bishop
Recorder.