

Miscellaneous Record, No. 23, Madison County, Iowa

J. Lee Dendurent

#4881

Fee \$1.00

To
The PublicFiled for record the 8 day
of Aug. A.D. 1939 at 11:13
o'clock A.M.
Pearl E. Shetterly, Recorder

AFFIDAVIT

State of Iowa : County of Page : ss

Affidavit concerning the North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) and the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty Four (34), Township Seventy Four (74) North, of Range Twenty Eight (28), West of the Fifth P.M. in Madison County, Iowa, made at the request of the present title owner of said real estate for the purpose of removing an apparent cloud on the title.

I, J. Lee Dendurent, being first duly sworn, on oath depose and say that I was well acquainted with William P. Harding who took title to the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34, Township 74 North, of Range 28, West of the 5th P.M. in Madison County, Iowa in a deed from Ulysses N. Ellis and his wife, Mary E. Ellis, on November 12th, 1898, and which deed is recorded in book 38 at page 377 of the Deed Records in the Recorder's Office in Madison County, Iowa. That in the covenant part of said deed his name appears as Wm. P. Harding. That as William Harding he took title to an undivided one half interest in the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 34, Township 74 North, of Range 28, West of the 5th P.M. in Madison County, Iowa, in a deed from Stephenson Willows and his wife Eliza Willows on October 4th, 1883, which deed is recorded in in the Recorder's Office in Madison County, Iowa. That he obtained the remaining one half interest in said N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 34, Township 74 North, of Range 28, West of the 5th P.M. in Madison County, Iowa in a deed from Henry Lord, unmarried, under date of September 2nd, 1886 said deed is recorded in the Recorder's Office in Madison County, Iowa and his name appears therein as William Harding. That later and under date of February 17th, 1920, he conveyed all of the above described real estate by Warranty Deed to Ralph O. Mills, which deed is recorded in the Recorder's Office in Madison County, Iowa in book 62 page 156. In this deed his name appears as W. P. Harding, widower. That later he foreclosed a mortgage on all of said real estate under the name W. P. Harding, such action being in the District Court of Madison County, Iowa, in Equity No 13755 and later on he took Sheriff's Deed to the same under the name W. P. Harding, said deed being recorded in the office of the Recorder of Madison County, Iowa in book 68 page 56. That later on W. P. Harding died testate and his will was probated in Page County Iowa being Probate No 5859. That a transcript of said will and a part of the proceedings in said estate was filed in Madison County, Iowa and said will is a part of Probate Case No 4374 in the Office of the Clerk of the District Court in Madison County, Iowa. That I have known said W. P. Harding for many years and know he was in possession of said land and from my own knowledge know that the said William P. Harding, Wm. P. Harding, William Harding and W. P. Harding, as above set forth were all one and the same person and that he was unmarried at the time he conveyed said land to Ralph O. Mills.

In the last will and testament of W. P. Harding, above named, one, John Deomius Harding, is named as a beneficiary and a John Decmius Harding is named as executor. The executor qualified as J. D. Harding and a J. D. Harding took title to an undivided interest in said real estate in a deed from Etta Blanche Hunter and her husband Theodore S. Hunter, which deed is recorded in the Office of the Recorder of Madison County, Iowa in book 75 page 41. That I am well acquainted with the said John Deomius Harding and I know that the said John Deomius Harding named as beneficiary in the will of W. P. Harding and the John Decmius Harding appointed ~~appointed~~ executor in the will and the J. D. Harding who qualified as executor and signed various reports in said estate as J. D. Harding and the J. D. Harding who took the above described deed from Etta Blanche Hunter and husband, are all one and the same person. That in the said deed from Etta Blanche Hunter above described her husband's name appears in the body of the deed as Theodore S. Hunter and in the con-

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veying part and in the acknowledgement as T.S.Hunter. Said Theodore S.Hunter and T.S.Hunter as above named are one and the same person. One of the beneficiaries under the said will of said W.P.Harding is Etta Blanch Hunter. Sometimes her name appears as Etta Blanche Hunter and it so appears in the deed above described. I know that the said Etta Blanch Hunter and Etta Blanche Hunter as above described are all one and the same person.

I have also been well acquainted with the above described real estate and the various owners of the same and the persons who have been in possession of the same from prior to January 1st, 1920 down to the present date. That the present owner in possession of the same is J.D.Harding and I know of my own knowledge that he and his grantors, immediate and remote, have been in open, continuous possession of said real estate, since prior to January 1st, 1930.

NOTARIAL
Seal

J Lee Dendurent
and sworn to before me this 7 day of August 1939, by J.Lee Dendurent.

G W Brown
Notary Public in and for Page County, Iowa.