

Miscellaneous Record, No. 23, Madison County, Iowa

C. C. Klingeman et al

#1461

Filed for record the 5 day of March
A.D. 1940 at 4:40 o'clock P.M.

To

Fee \$.70 ✓

Pearl E. Shetterly, Recorder

The Public

AFFIDAVIT

STATE OF IOWA MADISON COUNTY)SS:

I, C. C. Klingeman and J. S. Hindman being first duly sworn on oath depose and say that I have been a resident of Madison County, Iowa, for 35 years; that I was well and truly acquainted with William Beard, who died testate a resident of Madison County, Iowa, on or about December 13, 1922, who was at the time of his death the owner of a part of the following described real estate, to-wit:

The West One-half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) and the East One-half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twelve (12) Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

I further depose and say that I was also well and truly acquainted with Eliza A. Beard, also known as Eliza Beard, who was the wife and surviving spouse of the said William Beard and who was at the time of her death the owner of a part of the real estate hereinbefore described; that the said Eliza A. Beard died intestate on or about June 13, 1931.

I further depose and say that I was well and truly acquainted with the children and heirs-at-law of the said William Beard and Eliza A. Beard and that the said William Beard left surviving him his sons John Beard, William Beard, Frank Beard and Clyde Beard and his daughters Minnie Bailey, Pearl Keith, and Ruth Pace, who are the same persons as the devisees named in the Last Will and Testament of the said William Beard, Deceased; that Mildred Beard, who was named as devisee in the Last Will and Testament of William Beard, Deceased, is a granddaughter of the said William Beard and is a daughter of Ruth Pace, formerly Ruth Beard.

That Eliza A. Beard, at the time of her death left surviving her as her sole and only heirs-at-law and her sons John Beard, William Beard, who is one and the same person as W. A. Beard, Frank Beard, and Clyde Beard and her daughters Minnie Bailey, who is one and the same person as Minnie Mae Bailey, Pearl Keith, and Ruth Pace.

I further depose and say that the said Mildred Beard, a granddaughter and devisee of William Beard, Deceased, has since married and is now known as Mildred Lyon; that Minnie Bailey has remarried and is now known as Minnie Heddleson.

I further depose and say that wherever the names Minnie Bailey, Minnie Mae Bailey, Minnie Heddleson, Minnie Mae Bailey Heddleson, or Minnie Heddleson appear in the abstract of title to the real estate hereinbefore described that said names all refer to one and the same person who is now known as Minnie Heddleson; that wherever the names Willie A. Beard, W. A. Beard, William A. Beard, or William Beard appear in the abstract of title to the real estate hereinbefore described that said names all refer to one and the same person, to-wit: William A. Beard, who is a son of William Beard and Eliza A. Beard.

I further depose and say that wherever the names Leonard Heddleson, Leonard Heddleson or Lenord Heddleson appear in said abstract that they refer to one and the same person.

I further depose and say that I have been acquainted with the parties in possession of the real estate hereinbefore described for a period of more than twenty years and that William Beard and Eliza A. Beard, their heirs, devisees, representatives, and assigns have held continuous, open, adverse, and notorious possession of the whole of the tract of real estate hereinbefore described during said period.

That this affidavit is made for the purpose of explaining defects and irregularities in the chain of title to the above described tract of real estate and for no other purpose. That this affiant has no interest in and to any part of said real estate.

Dated at Winterset, Iowa, this 29th day of February, A.D. 1940.

C. C. Klingeman
J. S. Hindman

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Subscribed and sworn to before me by the above ~~above~~ named affiants this 29th day of February, A.D. 1940.

NOTARIAL
SEAL

Mabel C. Anderson Notary Public in and for
Madison County, Iowa.

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