

of said real estate mentioned in said affidavit.

COMPARED

Eddie Kipp et al

#1855

Pearl E. Shetterly County Recorder
of Madison County, Iowa

Filed for record the 23 day of March
A.D. 1940 at 4:15 o'clock P.M.

To

Fee \$.50

Pearl E. Shetterly, Recorder

The Public

A F F I D A V I T

State of Iowa, County of Madison)ss.

I, Eddie Kipp, and I Fred F. Wright of said county and state, each being first duly sworn on oath depose and say that we have been residents of Madison County, Iowa, for more than 25 years last past, and during all of said time have lived in the neighborhood of and been familiar with the title, ownership, and occupaney of the tract of land known as Lot 1 of the subdivision of the W & M Co., 2-25-27

Miscellaneous Record, No. 23, Madison County, Iowa

Deed Rec. 8 at page 284 of the records of said county, except about 2 acres from the NW. corner of said Lot lying N. and W. of Middle River, and we know of our own personal knowledge that Eli A. Wright entered into possession of said premises on or about Aug. 29, 1884, under and by virtue of the warranty deeds recorded in Deed Rec. 23, page 564, and in Deed Rec. 24, page 62, of the records of said county, and that he and his grantees, to and including the owner now in possession thereof, have been in the actual, open, notorious, continuous, adverse, exclusive, uninterrupted and peaceable possession, occupancy, and control of all of said real estate and every part and parcel thereof under claim of right and color of title, and that no claim of any kind adverse to the possession of said parties has been asserted to any of said real estate to our personal knowledge for more than 20 years last past, and that said Eli A. Wright and his said grantees have cultivated said real estate and paid the taxes thereon during all of said time, and that Everett Beem now enjoys peaceable possession thereof.

We further state that we are no way interested in the title to said real estate, but make this affidavit at the request of the present owner thereof for the purpose of establishing of record the facts above set forth.

Eddie Kipp

Fred F. Wright

Subscribed in my presence and sworn to before me by the above named affiants this 23 day of March, A.D. 1940.

(Notarial Seal)

Harry F. Anderson Notary Public
in and for Madison County, Iowa.

State of Iowa, County of Madison)ss:

I, Pearl E. Shetterly, County Recorder, in and for said County and State aforesaid, hereby certify that the foregoing affidavit was recorded in my office and entered on the records thereof on the 23 day of March, A.D. 1940, on behalf of Everett Beem, the owner in possession of said real estate mentioned in said affidavit.

Pearl E. Shetterly County Recorder
of Madison County, Iowa.

Wester B. Reed