

Miscellaneous Record, No. 23, Madison County, Iowa

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#4632

My commission expires Dec 29-1940
Filed for record the 3 day of Sept.
A.D. 1940 at 1:50 o'clock P.M.

To
The Public
Fee \$.50 ✓
Pearl E. Shetterly, Recorder

AFFIDAVIT OF ADVERSE POSSESSION

State of Iowa, Madison County.)ss:

I, W. A. Cord, and I, H. G. Tilton of said county and state, being first duly sworn on oath depose and say that we have been residents of Madison County, Iowa, for more than 20 years last past, and during all of said time have lived in the neighborhood of and been familiar with the title, ownership, and occupancy of the E $\frac{1}{2}$ of Lot 1 of Hutchings Addition to the Original Town of Winterset, Madison County, Iowa, and the N. 102 feet and 4 inches of Lot 9 of the sub-division of the NE. part of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 1-75-28, Madison County, Iowa, and know of our own personal knowledge that Lucille Johnson, who is the same person as Lucille Johnson and the same person as Lucille P. Nystrom, entered into full possession of said real estate on or about Jan. 21, 1933, under and by virtue of the Warranty Deed dated Jan. 21, 1933, and recorded in Town Lot Deed Rec. 25, page 620, of the records of said county, and that she

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and her grantors for more than 20 years last past, 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, have cultivated and fenced the same and paid the taxes thereon, up until the time she sold said real estate on contract to Phillip F. Powers on or about Feb. 3, 1938, and that no claim of any kind adverse to the possession of said Lucille P. Nystrom has ever been asserted to any of said real estate to our personal knowledge prior to Feb. 3, 1938.

We further state that we are in 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.

W. A. Cord
H. G. Tilton

Subscribed in my presence and sworn to before me by the above named affiants this 3 day of September, 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 3 day of September, A.D. 1940, on behalf of the owner in possession of said real estate mentioned in said affidavit.

~~COMPARE~~

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