

## Miscellaneous Record, No. 23, Madison County, Iowa

300.00 cash received with offer

My Commission expires January 14, 1942.

H. G. Tilton

#872

Filed for record the 6 day of February  
A.D. 1940 at 1:10 o'clock P.M.

To

Fee \$ .60 ✓

Pearl E. Shatterly, Recorder

The Public

A F F I D A V I T

STATE OF IOWA COUNTY OF MADISON )SS.

I, H. G. Tilton, being first duly sworn on oath depose and state that I am a resident of Madison County, Iowa, and have been such a resident continuously for more than a period of 30 years, that I have personal knowledge of the matter hereinafter referred to and during all of said time have resided in the vicinity of and have been acquainted with the use, occupancy and possession of the following described property, situated in the County of Madison, State of Iowa, to-wit:

The East Half of the Southwest Quarter (E½SW¼), the South One (1) acre of the Southeast quarter of the Northwest Quarter (SE¼NW¼), and the Southeast Quarter of the Northwest Quarter of the Southwest Quarter (SE¼NW¼SW¼), of Section Five (5); and a tract of land described as follows: Commencing at the Northeast corner of the Northwest Quarter (NW¼) of Section Eight (8) and running thence West Forty-six (46) rods, thence South to middle of river, thence in a southeasterly direction, along said river to the East line of said Northwest Quarter (NW¼) thence North to the place of beginning; all in Township Seventy-five (75) North, Range Twenty-seven (27), West of the 5th P.M., in Madison County, Iowa.

I further state that Claude W. Hope has been and Claude W. Hope is now in actual possession of the said real estate, that he and his grantors have been in actual, open, adverse, notorious, hostile, continuous and exclusive possession of said premises since <sup>and</sup> prior to January 1, 1920, as shown by the records of Madison County, Iowa, and have held such possession under color of title, claim of right and claim of ownership in fee simple since and prior to January 1, 1920, and that said possession has been peaceable and undisturbed and that the title has never been questioned or disputed to my knowledge and belief.

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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 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 Sections 10,073 and 11,024 of the 1935 Code of Iowa.

I further state that wherever throughout the chain of title or in any of the instruments affecting the title to the above described real estate the names Claude W. Hope and C. W. Hope appear they in each instance refer to one and the same person.

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.

H. G. Tilton

Subscribed and sworn to before me, a Notary Public this 6 day of February, 1940.

(Notarial Seal)

Harry F. Anderson Notary Public  
in and for said 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 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 6 day of February, 1940.

COMPANED

Pearl E. Shetterly Recorder

Harry Allsun