

Miscellaneous Record, No. 23, 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 7th day of January, A.D. 1941, on behalf of the owners in possession of said real estate mentioned in said affidavit.

COMPARED

Chas Rowe et al

#186

To

Fee \$.60 ✓

The Public

Pearl E. Shetterly County Recorder
of Madison County, Iowa.Filed for record the 7 day of January
A.D. 1941 at 10:54 o'clock A.M.Pearl E. Shetterly, Recorder
Wilma M. Wade, DeputyA F F I D A V I T

STATE OF IOWA: MADISON COUNTY:)SS

I, Chas. Rowe and I J I Crossley, being residents of Madison County, Iowa, each for himself, and on his own behalf, being duly sworn depose and say:

That I have been a resident of Madison County, Iowa, for more than Thirty years last past. That during all of that time I was well and personally acquainted with M. J. Graham and his wife, Mary Ellen Graham, and I was also well and personally acquainted with Leo C. Percival and with his wife, Mabel G. Percival. That the said M. J. Graham and his wife are now dead. That the said Leo C. Percival is now dead, having died in Winterset, Madison County, Iowa, on the 30th day of March 1939.

That I am also well and personally acquainted with George M. Graham, Charles W. Graham and wife, Ann Graham, Lee A. Graham and wife, Nell Graham, Frank L. Graham, single, L. B. Call, surviving husband of Adah Graham Call, and Myrtle Becker and husband, David J. Becker, who, together with Mabel G. Percival, were the only children and heirs-at-law of M. J. Graham, deceased.

that
And I know of my own personal knowledge that the said M. J. Graham and his wife, Mary Ellen Graham, were deceased on May 28, 1937, the date of the execution of a Warranty Deed by George M. Graham, widower, Charles W. Graham and wife, Ann Graham, Lee A. Graham, and wife, Nell Graham, Frank L. Graham, single, L. B. Call, Myrtle Becker and husband, David J. Becker, to the said Leo C. Percival, conveying Lot Five (5) in Block Fifteen (15), of the Original Town Plat of Winterset, Iowa, said deed having been filed for record in the office of the County Recorder on the 5th day of August 1937, and duly recorded in Town Lot Deed Record 26, on page 286, of the Town Lot Deed Records of Madison County, Iowa.

And I know of my own personal knowledge that the estate of Leo C. Percival has been duly administered and closed in the District Court of Madison County, Iowa, and that his sole legatee, beneficiary and devisee was his surviving widow, Mabel G. Percival.

These affiants further depose and say that they know of their own personal knowledge that said real estate constituted the homestead of the said M. J. Graham and his wife, Mary Ellen Graham during their lifetime, and at the time of said conveyance the same was impressed with a homestead character.

These affiants further depose and say that the now owner of said real estate, Mabel G. Percival, and her grantors, immediate and remote, as shown by the chain of title to this real estate, have had and held open, adverse, hostile and continuous possession and control of said real estate, under claim of right and color of title, for more than thirty years last past, and the title thereto now stands in the name of Mabel G. Percival.

That these affiants have no interest in the above described real estate, but are making this affidavit to correct an apparent defect in the chain of title.

All of which is true as I verily believe.

Chas Rowe

J. I. Crossley

Subscribed and sworn to before me and in my presence by the said Chas Rowe and J. I. Crossley

this 6th day of January 1941.

NOTARIAL
SEAL

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