

Miscellaneous Record, No. 23, Madison County, Iowa

S. A. Hays

#788

To

Fee \$.90

The Public

NOTARY PUBLIC
in and for Madison County, Iowa.

Filed for record the 16 day of February
A.D. 1942 at 2:23 o'clock P.M.

Pearl E. Shetterly, Recorder

A F F I D A V I T

STATE OF IOWA COUNTY OF MADISON)SS

I, S. A. Hays, 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 60 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 South 157 acres of the Southwest Quarter (SW¹)
of Section Thirty-five (35), Township Seventy-six
(76) North, Range Twenty-eight (28), West of the
5th P.M., in Madison County, Iowa,

which was devised to Arthur McCord Cameron.

I further state that Arthur McCord Cameron has been and Arthur McCord Cameron is now in actual possession of the said real estate, that he and his grantors, immediate and remote, have been in actual, open, adverse, notorious, hostile, continuous and exclusive possession of said

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premises since and 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. 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 1939 Code of Iowa, and for the purpose of being recorded in accordance with the provisions of Sections 10,073 and 11,024 of the 1939 Code of Iowa.

I further state from my own personal knowledge that on April 21, 1883 N. W. Munger and Jane M. Munger, who joined in the execution of a warranty deed recorded in Book 23 of Land Deeds on Page 50 of the records of the Recorder's Office of Madison County, Iowa, were husband and wife.

I further state from my own personal knowledge that wherever throughout the chain of title or in any of the various recorded instruments affecting the title to the above described property the names John Newton Gordon, J. N. Gordon and John N. Gordon appear they in each instance refer to one and the same person, and that on December 1, 1866, John N. Gordon and Rachel C. Gordon were husband and wife.

I further state that the Rachel C. Gordon above mentioned often used her name as Charlotte Gordon and that wherever throughout the chain of title or in any of the various recorded instruments affecting the title to the above described property the names Rachel C. Gordon and Charlotte Gordon appear they in each instance refer to one and the same person.

I further state from my own personal knowledge that the Addie K. Leonard, whose name was referred to in the Will of John Leonard, Deceased, which said will is shown in Probate #1440 of the Clerk's Records of the District Court of Iowa, in and for Madison County, departed this life in Denver, Colorado, on or about February 2, 1902.

I further state that wherever throughout the chain of title or in any of the various recorded instruments affecting the title to the above described real estate the names Mrs. Margaret J. Cameron and M. J. Cameron appear they in each instance refer to one and the same person, namely the Margaret Joanna Cameron, whose estate is now being probated in the District Court of Iowa, in and for Madison County, and shown on the Clerk's Records of said court as Probate #4537.

I further state that the Margaret Joanna Cameron above referred to was a maiden lady at the time of her death, that she had never married during her lifetime and that she left her surviving no heirs of her body, no children of deceased children, nor adopted children and that at her death she left surviving her as her only heirs at law the following named persons:

William Robert Cameron, a nephew;
Nellie Ellen Cameron - Ham, a niece;
James Walter Cameron, a nephew;
Arthur McCord Cameron, a nephew.

I further state that wherever through^{out} the chain of title or in any of the various recorded instruments affecting the chain of title to the above described real estate, the names Arthur McCord Cameron, Arthur M. Cameron and Arthur Cameron 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.

S. A. Hays

Subscribed and sworn to before me, a Notary Public, this 13 day of February, 1942.

(Notarial Seal)

Charles E. Tucker 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

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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 16 day of February, 1942.

COMPALED

State Board of Medical

JMS

Pearl E. Shetterly Recorder