

Miscellaneous Record, No. 24, Madison County, Iowa

A. B. WELCH PHOTO CO. DES MOINES IOWA

H. V. Brooks et al

#2334

To
The Public

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AFFIDAVIT

in and for Madison County, Iowa

Filed for record the 29 day of August
A.D. 1945 at 10:25 o'clock A.M.
Pearl E. Shetterly, Recorder
Wilma M. Wade, Deputy

State of Iowa, Madison County) ss:

I, H. V. Brooks, and I. I. K. Sayre 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 30 years last past, and were well and personally acquainted with Georgeanna Hurlbut during her lifetime, who was the grantee/ⁱⁿ the warranty deed recorded in Town Lot Deed Record 16, page 517, of the records of Madison County, Iowa, and we know of our own personal knowledge that the real estate conveyed to her by said deed was the same real estate of which she died seized and which she occupied at the time of her death in the town of St. Charles, Iowa, and which she devised to her son, Henry Ralph Hurlbut by the codicil to her last will and testament, mentioned therein as the house and lot owned by her and in which she resided in the town of St. Charles, Madison County, Iowa, and that the said property is described as Lots 1 and 2 in Block 3 of Gowers Addition to the Town of St. Charles, and a tract of land commencing at the SE. corner of said Block 3 and running thence S. to the S. line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 24-75-26,

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thence W. on the S. line of said 40-acre tract 8 rods, thence N. to the SW. corner of said Block 3, and thence E. to the point of beginning.

We further state that for more than 30 years last past we have lived in the neighborhood of and been familiar with the title, ownership, and occupancy of the above described real estate, together with a tract commencing 9 rods and 11 feet W. of the SE. corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 24-75-26, running thence N. 12 rods, thence W. 22 rods and 10 feet, thence S. to the S. line of said 40 acre tract, thence E. to the point of beginning, and we know of our own personal knowledge that H. R. Hurlbut, who is the same person as Henry Ralph Hurlbut, entered into possession of all of the above described real estate under and by virtue of the Guardian's deed recorded in Deed Record, 36, page 339, of the records of Madison County, Iowa, and under and by virtue of the Codicil to the Last Will and Testament of said Georgeanna Hurlbut, deceased, and that he and his grantees, Mabel Arnold, and their grantors, immediate and remote, for more than 30 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 occupied the same, paid the taxes thereon, received the rents, issues and profits thereof, and that no claim of any kind adverse to the possession of said parties has ever been asserted to any of said real estate to our personal knowledge during the past 30 years, and that Mabel Arnold now enjoys peaceable possession thereof.

We further state that we are in no way interested in the title to any of the above described 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.

H. V. Brooks
I K Sayre

Subscribed in my presence and sworn to before me by the above named affiants this 28 day of August, A.D. 1945.
(Notarial Seal)

M S Greger Notary Public
in and for Madison County, Iowa.

State of Iowa, Madison county.)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 29 day of August A.D. 1945.

COMPANED

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

BY: Wilma M. Wade, Deputy

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