

Miscellaneous Record, No. 24, Madison County, Iowa

Subscribed in my presence and sworn to before me by the above named affiant this 7 day of June, A.D. 1946.

NOTARIAL
SEAL

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

H. G. Tilton et al

#2687

Filed for record the 10 day of June
A.D. 1946 at 9:45 o'clock A.M.

To
The Public

Fee \$.50

Pearl E. Shetterly, Recorder

AFFIDAVIT OF ADVERSE POSSESSION

State of Iowa, Madison County.)ss:

I, H. G. Tilton, and I, Guile E. Moore, 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 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 Lot 8 in Block 3 of Jones' Addition to the Town of Winterset, in said county and state, and we know of our own personal knowledge that Frank J. Landis and Lucile Landis entered into possession of said real estate on or about Apr. 9, 1945, under and by virtue of the warranty deed recorded in Town Lot Deed Record 31, page 164, of the records of said county, and that they and their grantors, immediate and remote, 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 occupied the same either by themselves or their tenants claiming under them, have paid the taxes thereon and 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 20 years, and that Frank J. Landis and Lucile Landis now enjoy peaceable possession thereof.

We further state that Lillie R. Moore and Everett L. Richmond, grantors in the warranty deed recorded in Town Lot Deed Rec. 31, page 164, of the records of Madison County, Iowa, are the same and identical persons as ^{the} Lillie R. Moore and Everett L. Richmond named as heirs at law in the Registry of Heirs filed in the estate of Nellie R. Richmond, deceased, whose estate was probated in the District Court of Madison County, Iowa.

We further state that we are in no way interested in the title to the above described real estate, but make this affidavit at the request of the present owners thereof for the purpose of establishing of record the facts above set forth.

H. G. Tilton
Guile E. Moore

Subscribed in my presence and Sworn to before me by the above named affiants this 8 day of June, A.D. 1946.
(Notarial Seal)

Harry F. Anderson 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 owners in possession as named in said affidavit, or by their attorney in fact, as shown by the records, and recorded and entered on the records thereof on the 10th day of June, A.D. 1946.

COMPARISON

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

Recorded
affidavit was filed by
owner in possession of the
June 12 1946