

Miscellaneous Record, No. 24, Madison County, Iowa

A. H. WALSH 2275-00-000000000000

My Commission expires May 1, 1949

Rex V. Johnson

72923

Filed for record the 29 day of June
A.D. 1946 at 8:07 o'clock A.M.To
The Public

Fee \$.80

Pearl E. Shetterly, Recorder

REX V. JOHNSON TO THE PUBLIC
STATE OF IOWA MADISON COUNTY)SS:AFFIDAVIT

I, Rex V. Johnson, being duly sworn, depose and say: that I am a resident of Madison County, Iowa, and of legal age, and am the Clerk of the District Court of Madison County, Iowa; that I lived for many years at St. Charles, in Madison County, Iowa, and was well and personally acquainted with Perry Lathrum, who was the owner ^{of} and occupant of Lot 5, Block 16, Hertman & Young's Addition to the Town of St. Charles, Madison County, Iowa, in his lifetime and that said Perry Lathrum was a resident of St. Charles, in Madison County, Iowa, at the time of his death, and that he died in Madison County, Iowa, on August 21, 1928, and that he left surviving him as his surviving spouse, Edith Lathrum, who has since re-married to Fred Crawford, and he also left as his only children and heirs at law four daughters, Laura Hylton, who married Charles Hylton, Jessie Day, who married Warren H. Day, Ruth Dickson, who married

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L. A. Dickson, and Mabel Anderson, who married A. G. Anderson, and that said Perry Lathrum died intestate, and no estate was ever probated for him, and that in the deed dated August 31, 1928, recorded in Town Lot Deed Record 21 of Madison County, Iowa, at Page 454, the grantors named therein, to wit: Laura Hylton and husband, Charles, Jessie Day and husband, Warren H., Ruth Dickson and husband L. A., and Mabel Anderson and husband A.G., were the four children of said Perry Lathrum and their spouses, and the grantee, Edith Lathrum, was the surviving spouse of said Perry Lathrum, and in the deed recorded in Town Lot Deed Record 25 of Madison County, Iowa, at Page 581, the grantor, Edith Lathrum Crawford, was the same person as the Edith Lathrum who was the grantee in the deed recorded in Town Lot Deed Record 21 of Madison County, Iowa, at Page 454, she having re-married, and her husband at that time being Fred Crawford;

And I further depose and say that I have been well and personally acquainted with the possession, title, ownership, and occupancy of said real estate and know of my own personal knowledge that Mirum Lathrum entered into possession thereof on or about June 20, 1932, under and by virtue of the warranty deed recorded in Town Lot Deed Rec. 25, page 581, of the records of Madison County, Iowa, and that she and her 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 party has ever been asserted to any of said real estate to my personal knowledge during the past 20 years, and that Mirum Lathrum now enjoys peaceable possession thereof.

I further state that wherever in the chain of title to said real estate it is referred to as being in Young's Addition to the town of St. Charles, Iowa, that it is intended to be Hartman & Young's Addition, as there is no such addition to the town of St. Charles called Young's Addition.

I further depose and say that I am in no way interested in the title to 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.

Rex V. Johnson

SUBSCRIBED in my presence and SWORN to before me by the above named affiant this 29 day of June, A.D. 1946.

(Notarial Seal)
State of Iowa, Madison County)ss:

C A Kast Notary Public
in and for Madison County, Iowa.

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 her attorney in fact, as shown by the records, and recorded and entered on the records thereof on the 29 day of June, A.D. 1946.

COMPALED

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