

Miscellaneous Record, No. 24, Madison County, Iowa

State of Iowa, Madison County.)ss:

PREPARED

J. F. Willcox and
Alf D. Danforth
To
The Public

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

Filed for record the 24 day of September
A.D. 1946 at 11:28 o'clock A.M.

Pearl E. Shetterly, Recorder

AFFIDAVIT OF ADVERSE POSSESSION

State of Iowa, Madison County.)ss:

I, J. F. Willcox, and I, Alf D. Danforth, 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 the following described land, to-wit:- 2 acres in a triangular form in the NE. corner of the SE $\frac{1}{4}$ of Sec. 2; the W $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$, and the following described tract, to-wit:- Commencing at the SW. corner of the E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$, running

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thence N. 80 rods, thence E. 47 rods, thence in a Southwesterly direction down the center of a ravine to the place of beginning; and the SW $\frac{1}{4}$ NW $\frac{1}{4}$ Fr $\frac{1}{4}$, and the SW $\frac{1}{4}$ SW $\frac{1}{4}$, and the N. 17 $\frac{1}{2}$ rods of the following described tract, to-wit:- Commencing at the NW. corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and running thence E. 31.03 rods, thence S. 19 rods, thence in a Southwesterly direction along the W. Side of the road or public highway to a point 8 rods E. of the SW. corner of said 40-acre tract, thence W. 8 rods, thence N. to the point of beginning, being all that part of said tract of land which lies N. of a certain private road crossing said tract of land from E. to W., and being approximately 27-5/8 rods across the S. side thereof and estimated to contain 3.57 acres more or less; in Section 1, Twp. 75 North, Range 28 W. of the 5th P.M., Madison County, Iowa; and we know of our own personal knowledge that Eddie Kipp entered into possession of the various parts of said real estate under and by virtue of the deeds recorded in Deed Record 49, page 37, Deed Record 66, page 522, Deed Record 65, page 319, Deed Record 75, page 529, and Deed Record 78, page 218, of the records of said county and State, and that he and his grantors, immediate and remote, for more than 25 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 cultivated and fenced the same and 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 25 years, and that Eddie Kipp now enjoys peaceable possession thereof.

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

J. F. Willcox
Alf. D. Denforth

Subscribed in my presence and Sworn to before me by the above named affiants this 24 day of September, A.D. 1946.

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

Harry F. Anderson 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 his attorney in fact, as shown by the records, and recorded and entered on the records thereof on the 24th day of September, A.D. 1946.

COMPANED

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

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Filed for record the 25 day of September,