

Miscellaneous Record, No. 24, Madison County, Iowa

A. S. WELCH PUBL. CO. 205 N. MAIN ST. IOWA CITY, IOWA
 Set opposite their

May Pinckney Notary Public in and
 for Madison County, Iowa.

Filed for record the 4 day of February
 A.D. 1946 at 2:29 o'clock P.M.

Pearl E. Shetterly, Recorder

M. Breen and
 H. G. Tilton
 To
 The Public

#599

Fee \$.60

AFFIDAVIT

State of Iowa, Madison County.)ss:

I, M. Breen, and I, H. G. Tilton, 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 4 in Block 2 of Pitzer's Addition to the Town of Winterset, Madison County, Iowa, and we know of our own personal knowledge that W. A. Pearson and Polly O. Pearson entered into possession of said real estate on or about Aug. 1, 1916, under and by virtue of the warranty deed recorded in Town Lot Deed Rec. 24, page 492, of the records of said county, and they and their grantors, immediate and remote, for more than 30 years last past, were 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, that they occupied 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 30 years.

We further state that the said W. A. Pearson died intestate in Madison County, Iowa, on or about Jan 9, 1934, and that he is the same person as the William Allen Pierson shown in the death record of said county to have died at Winterset on Sept. 1, 1934; and that the said Polly O. Pearson died intestate in Dallas County, Iowa, on or about May 3, 1938; that the said W. A. Pearson and Polly O. Pearson were husband and wife, and that they left as their only

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child and heir at law, their son, E. Y. Pearson; that they left no other child or children, no issue of any deceased child or children, no adopted child or children, and no issue of any adopted child or children; that their estates were never administered upon in any court, but that all their just and legal debts were paid, including expense of last illness and burial; and that their son, the said E. Y. Pearson, now holds peaceable possession and ownership of the above described real estate. We further state that the said Polly O. Pearson did not remarry after the death of her said husband, W. A. Pearson.

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 owner thereof for the purpose of establishing of record the facts above set forth.

M. Breen
H. G. Tilton

Subscribed in my presence and Sworn to before me by the above named affiants this 4th day of February, A.D. 1946.

(DISTRICT COURT SEAL)
State of Iowa, Madison County.)ss:

Rex V. Johnson CLERK DISTRICT COURT 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 4 day of February, A.D. 1946.

COMPANED

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

Anne Lucas

#634

Filed for record the 4 day of Feb 1946

That we are now and have been since prior to Jan. 1, 1920, residents of Madison County,