

Miscellaneous Record, No. 25, Madison County, Iowa

twenty-five cents (25¢) per acre as rent which was to act, operate and cover the privilege of deferring the commencing of a well for twelve (12) months from said date and upon like payments or tenders the commencement of a well could further be deferred for like periods of the same number of months, successively. That no well was commenced on the land which is described before February 16, 1941. That the lessee, Central States Oil Corporation, did not pay or tender to me or my wife twenty-five cents (25¢) an acre or did not tender nor leave to our credit at the Farmers & Merchants State Bank of Winterset, Iowa, twenty-five cents (25¢) an acre as rental for said land. That no well has been commenced at any time on said land by the Central States Oil Corporation and that said Central States Oil Corporation has not made any payments of any kind on rent for said land and that the lease hereinbefore referred to and shown of record in Mortgage Record 90 at Page 526 of the records of the office of the County Recorder of Madison County, Iowa, has expired and terminated according to the terms and conditions of said lease.

John A. Seiler

NOTARIAL
Subscribed in my presence and sworn to before me by the said JOHN A. SEILER this 20th day of February A.D. 1948.

E. W. Cummins et al To #819 Filed for record the 20 day of February A. D. 1948 at 2:03 o'clock P. M.
Charles D Van Werden Notary Public in and for said County
Fee \$.50 ✓

The Public Wilma M. Wade, Recorder

AFFIDAVIT OF ADVERSE POSSESSION
ALF D. DANFORTH AND E. W. CUMMINS - - - TO THE PUBLIC:
STATE OF IOWA MADISON COUNTY) SS:

We, the undersigned, Alf D. Danforth and E. W. Cummins, each being first duly sworn on oath depose and say:

That we have each been continuous residents of Madison County, Iowa, since prior to January 1, 1920, and have during all of said period of time been well and personally acquainted with the title, possession, ownership, occupancy and control of the following described real estate, to-wit:

The Northeast Fractional Quarter (1/4) and the North Half (1/2) of the Southeast Quarter (1/4) of Section Five (5), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P. M., Madison County, Iowa.

That never have either of the undersigned heard of the title of the above described real estate ever having been questioned, contested or disputed by any person, in any manner whatever, and to the knowledge of these affiants, no person or persons have made any claim to said real estate, adverse to the interest, title, or the ownership of Matie I. Hays, Florence E. Hays-Garrett, Eben E. Hays and Charles William Hays, Jr., and that to our knowledge Matie I. Hays, Florence E. Hays-Garrett, Eben E. Hays and Charles William Hays, Jr. owners of record of said real estate, their grantors, immediate and remote, have enjoyed and possessed the full, absolute, unquestioned, uninterrupted, continuous, notorious, hostile, uncontested, undisputed, peaceable and adverse possession, occupancy and control of said real estate, since prior to January 1, 1920.

That affiants have no interest in the real estate hereinbefore described but make this affidavit only for the purpose of establishing of record, the facts hereinbefore set forth.

E. W. Cummins.
Alf. D. Danforth

NOTARIAL
Subscribed and sworn to before me and in my presence this 20 day of February, A.D. 1948

Matie I. Hays To #820 Filed for record the 20 day of February A. D. 1948 at 2:06 o'clock P. M.
Jno N Hartley Notary Public in and for Madison County, Iowa.
Fee \$.50 ✓

The Public Wilma M. Wade, Recorder

A F F I D A V I T
STATE OF IOWA MADISON COUNTY) SS:

I, Matie I. Hays, first being duly sworn on oath depose and say:

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That I am the surviving spouse of Charles W. Hays, who was also known as Charles William Hays, who was also known as C. W. Hays and whose estate was opened under the name Charles William Hays in the office of the Clerk of the District Court of Madison County, Iowa, being No. 4821, Probate, and that I have received all moneys and personal property of every kind and character due me in said estate, and I received notice and I acknowledged that I received notice of the filing of the Final Report in said estate by Eben E. Hays, Executor thereof, and that I had notice and knowledge of all proceedings in said estate, and that I consented to the approval of the Final Report in said estate and the release of said executor from any further liability therein.

I further state that wherever in the proceedings in said estate the name Charles W. Hays, C. W. Hays or Charles William Hays appears, the same refers to one and the same identical person, to-wit: Charles William Hays, and that wherever in the chain of title to the real estate described in the Probate Inventory in said estate, the name Matie I. Hays or Mary I. Hays appears, the same refers to one and the ^{same} identical person, this affiant, Matie I. Hays.

Matie I. Hays.



and sworn to before me and in my presence this 20th day of February, A.D. 1948.

Jno N Hartley Notary Public in and for Madison County, Iowa.

H. G. Tilton To

#835

Filed for record the 21 day of February A. D. 1948 at 10:15 o'clock A. M.

Fee \$.50 VC

Wilma M. Wade, Recorder

The Public

ROBERT D. WARNOCK STATE OF Iowa) COUNTY OF Madison)

SS.: AFFIDAVIT OF ADVERSE POSSESSION

I, H. G. Tilton, being first duly sworn on oath do depose and say that at all times since prior to January 1, 1930, I have been personally acquainted with the following described premises situated in Madison County, Iowa, to-wit:

SW 1/4 of Sec. 36, Twp. 75 N, Rge, 28, West of the 5th P. M. containing 160 acres, more or less, in Madison County, Iowa,

and with the ownership and occupancy thereof, and am personally acquainted with ROBERT D. WARNOCK, the present owner, and know that he is in actual possession of said land, and that he and his predecessors in the chain of title under which he claims the ownership and the right of possession of said premises, have since prior to January 1, 1930 been in the continuous, actual, visible, open, notorious, exclusive and hostile adverse possession thereof under color of title and claim of right as against all the world, and have farmed, cultivated and improved said land, either personally or through tenants claiming under them, and have paid the taxes thereon, and that neither the title nor the right to possession of said present owner, or of those under whom he claims, has been disputed or openly attacked by any one.

That I have no personal interest in said land and make this affidavit at the request of the present owner in support of his title in order that the same may be filed for record under the provisions of Section 614.17 of the 1946 Code of Iowa.

Dated at Winterset, Iowa this 21 day of Feb'y, 1948.

H. G. Tilton

Subscribed in my presence and sworn to before me by the said H. G. Tilton this 21 day of Feb'y, 1948.

(Notarial Seal)

Harry F. Anderson Notary Public. My commission expires July 4, 1948

As owner in possession of the land described in the foregoing Affidavit, I hereby request the Recorder of the above named County to record such affidavit and to note on the margin of the record thereof that they were recorded at my request.

#215

Robert D. Warnock Owner

