#541

Ellen Cotter)Filed for record the 26" day of May A.D.1914,at 10:11 o'clock A.M.
to Jeannette E.Beck.Recorder.
The Public) Afft.

Fee $1.20 AUDITED

State of Iowa Polk County SS.

I,Ellen Cotter,first being duly sworn,on oath say that I am the Ellen Cotter who executed,as grantor,the warranty deed dated July 6,1909,conveying from me to B.J.Cavanagh,of Des Moines,Iowa,the South one-half (S½) of the South East quarter (SE¼),of Section Three (3),Township Seventy-seven (77),Range Twenty-six (26) West of the 5th P.M.in Madison County,Iowa,which said deed is recorded in Deed Record 50,at Page 11 thereof,of the records of the office of the county recorder of said Madison County,Iowa.

That I am the widow of Michael Cotter,deceased,late of Polk County,Iowa,who was the grantee in the warranty deed conveying from Frank T.Nelson and wife to said Michael Cotter,the said premises above described,which said deed is dated April 2,1869,and is recorded in deed record one,at page 428 thereof,of the records of the office of the county recorder of said Madison County,Iowa,and that I was the wife of said Michael Cotter at the time of the execution of said deed on said April 2,1869,and had been his wife for sometime prior thereto.

That the said Michael Cotter died a resident of Polk County Iowa,at Des Moines,Polk County,Iowa,on or about February 26th,1879,intestate,and leaving surviving him as sole and only heirs at law,this affiant as his widow,Mary Cotter our daughter,who on or about October 30th,1883,married Frank H.Reynolds,and died on or about September 4th,1891,leaving no children,and leaving as her sole and only heirs, her surviving spouse,Frank H.Reynolds,and her mother,this affiant,that on or about the year 1893,the said Frank H.Reynolds married his second wife,Minnie Reynolds,and the said Frank H.Reynolds and Minnie Reynolds his wife,are the grantors in the certain quit claim deed in which this affiant is grantee,and which said deed conveys the said South One half (S½) of the South East quarter (SE¼) of Section 3,Township 77,North,Range 26,West of the 5th,P.M.in Madison County,Iowa,aforesaid,and other land,and which said deed is recorded in deed record 34,at page 292 thereof,of the Madison County,Iowa,records,Anna E.Cotter,(now Anna E.Mahoney)our daughter,who is one of the grantors in the deed dated September 7th,1898,and recorded in deed record 34,at page 290 thereof,of the said Madison County,Iowa,records,in which said deed this affiant is grantee,and who is also grantor in the deed dated April 5-1909, and recorded in Deed Record 34,at Page 497 thereof,of the said Madison County,Iowa, records;in which said deed this affiant is grantee:John W.Cotter,our son,who died on or about July 29th,1903,being at the time of his death a resident of Butte City, Silver Bow County,state of Montana,and leaving surviving him his wife Katherine T. Cotter and no children,that the said Katherine T.Cotter is the same person as Katie T.Cotter,named and referred to by said John W.Cotter in his last will and testament,as being his wife,and who is also variously named and referred to in the proceedings connected with the probation of the last will and testament and the estate of said John W.Cotter,deceased,as Katie T.Cotter,Katharine T.Cotter,

Catharine Cotter,and Katherine T.Cotter,and that she is the same person,who as Katharine T.Cotter,widow,executed as grantor,to this affiant as grantee,the quit claim deed conveying the premises above described,which said deed is dated August 28th,1903,and is recorded in deed record 34,at page 402 thereof,of the records of the office of the county recorder of said Madison County,Iowa,that the said last will and testament of said John W.Cotter,deceased,which was admitted to probate in the District Court of the Second Judicial District of the state of Montana,in and for the county of Silver Bow,as such last will and testament,was dated August 8th,1895,and was filed in the office of the Clerk of the District Court of the Second Judicial District of the state of Montana,in and for the county ofSilver Bow,on August 29th,1903,and on said August 29th,1903,was admitted to probate in said court as the last Will andTestament of said John W.Cotter,deceased.George H.Cotter,our son,who is grantor in the quit claim deed in which this affiant is grantee, conveying the premises hereinbefore referred to,said deed being dated September 9th,1898, and recorded in deed record 34,at page 291 thereof,of the records of the said Madison County,Iowa,and also grantor in the deed in which this affiant is grantee,which said deed conveys the premises hereinbefore described,~~XXX~~ to this affiant and is dated April 14,1909,and is recorded in deed record 34,at page 497 thereof,of the records of said Madison County,Iowa:Edward P.Cotter,our son,who was grantor in the quit claim deed,in which this affiant is grantee,which said deed was acknowledged November 29th,1904,and is recorded in deed record 39,at page 276 thereof,of the records of said Madison County,Iowa,C.F.Cotter our son,who is one of the grantors in the quitclaim deed,in which this affiant is grantee, which said deed conveys the premises above described,is dated September 7th,1898,and is recorded in deed record 34,at page 290 thereof,of the said Madison County,Iowa,records and who is also grantor in the quit claim deed in which this affiant is grantee,conveying said premises to this affiant,said deed being dated April 5,1909,and being recorded in deed record 34,at page 498 thereof,of therecords of said Madison County,Iowa,and Joseph M.Cotter,our son,who never married,and died on or about March 27th,1900,leaving this affiant as his sole and only heir.

That John Headley,grantor in the warranty deed dated April 22nd,1856,and recorded in Deed Record D,at page 655 thereof,of the said Madison County,Iowa,records,was single and unmarried when he executed daid deed:That William M.Nutting,grantor in the warranty deed dated September 21st,1856,and recorded in deed record H,at page 570 thereof,of the said Madison County,Iowa,records,was single and unmarried when he executed said deed.

That Calvin W.Keyes,grantor in the quit claim deed,dated January 10th,1882,and recorded in deed record M,at page 410 thereof,of the said Madison County,Iowa,records,was single and unmarried,when he executed said deed.That I am the Mrs.Ellen Cotter,named and referred to as one of the grantors in the mortgage,dated July 6th,1887,recorded inMortgage Record 23,atpage 218 thereof,of the said Madison County,Iowa,records,in which said mortgage Ann Rieley is grantee,and that the said Ann Rieley is the same person named and referred to as Anne Reilley,grantor in the release of mortgage,acknowledged August 2nd 1890,and recorded in Miscellaneous Records 9,at page73 thereof,of the said Madison County,Iowa,records.

Ellen Cotter.

Subscribed and sworn to before me and in my presence by the above named Ellen Cotter, this 16th day of July,A.D.1909.

William B.Brown.
Notary Public in and for Polk County,Iowa.

OFFICIAL SEAL