W.S.Eppard ) Afft.
The Public )

Filed for record the 20 day of July 1920, at 9.25 O'clock A.M.
Nettie E.Winship, Recorder
Winifred Whedon, Deputy
Fee $.80 # 3200

State of Iowa, Madison County SS: I, William S.Eppard being first duly sworn on oath depose and say, that I am the same identical person who is named as grantee in a certain warranty deed made and executed by William Mabbitt and wife, under date of April 22nd. 1904 and recorded in Book 46 page 29 of the records of Madison County, Iowa, conveying the NW¼ NW¼ of Sec. 10 and the NE¼ NE¼ Sec.9 and four (4) acres lying south of the river on the east side of the NW¼ NE¼ Sec. 9-76-29 containing 84 acres more or less; that I have been a resident of Madison County, Iowa, and Jackson Township where the above described land is located for more than 43 years last past, and am well acquainted with the early settlers in said township and know the history of the title to the lands in said township, and that the facts hereinbelow set forth are of my own personal knowledge.

I further state that if the records show a deed executed by Henry Bunn and wife, Susan to Samuel Bunn, dated March 2nd.1854 and of record in Book "A" page 309 and conveying the N½ NE¼ Sec. 9-76-29 the same was executed for the purpose of conveying all interests the said Henry Bunn and his wife had in and to said land by reason of a certain contract taken in his name, which was never placed of record as the money used to purchase said land belonged to the said Samuel Bunn and the said Henry Bunn who was his brother simply acted as his agent and had no interest whatever in said land, all of which I verily believe.

I further state that if the records of Madison County, Iowa, show that a deed was executed by the said Thos.Early and wife to James Early under date of October 30th, 1884 and of record in Book 23 page 621 conveying the E ½ NE¼ Sec. 10-76-29 (with other lands) the same is a mistake in the description of said land and should have been in the NE¼ of said section, township and range instead of the NW¼ as described in said deed; that the said Thos.Early or James Early never owned any land in the NW¼ of said section; township and range, but did own lands in the NE¼ of the same.

I further state that the four acres on the east side of the NW¼ NE¼ Sec. 9-76-29 described in said deed from William Mabbitt and wife to me, as being south of the river, was intended for and was in fact a piece of land in the SE corner of said forty acres being 60 rods north and south by 10 2/3 rods east and west, which could have been described as follows:- A piece of land in the SE corner of the NW¼ NE¼ Sec. 9-76-29 described as follows: Commencing at the SE corner of said forty and run north 60 rods to the center of North River, thence up the center of said river to a point 10 2/3 rods due west of the east line of said forty acre tract, thence south to the south line of said forty, thence east to the place of beginning; that I own all of said forty acre tract wherein the four acres is contained and know that was conveyed under s aid deed to me.

That iand my successive grantors in the chain of title to all of the above described land have for more than 10 years last past, been in actual, open, notorious, continuous, hostile and exclusive adverse possession of said land, and of each and every part thereof, under claim of right and color of title, and have during all of said time, paid all the taxes and special assessments levied thereon, and that to my personal knowledge nonone has had or claimed, or is now claiming to have any right, title, interest or lien of any of any description in or to said lands part thereof, adverse to my rights and my grantors.

W.S.Eppard

Subscribed and sworn to before me by the said William S.Eppard this 16th day of February A.D.1912.

Frank L.Drake.
Notary Public.

NOTARIAL SEAL