James E.Walker)
to Afft.
The Public)

Filed for record the 17 day of August A.D.1920 at 8.05 o'clock P.M.

Nettie E.Winship,Recorder
Winifred Whedon, Deputy
Fee $.60 # 3357

State of Iowa Madison County SS: I,James E.Walker,of said County and State,being first duly sworn,upon oath depose and say that I am now and have been a resident of Madison County,Iowa,for 30 years last past; that I was well and personally acquainted with Barbara E.Steele,one of the children and heirs at law of John W. (or J.W.) Bradshaw,and who is named as one of the defendants in an action entered in Appearance Docket "R", page 5 of the records in the Office of the Clerk of the District Court of Madison County, Iowa,partitioning the S½ SW¼ Sec. 12-74-26,and I know of my own personal knowledge that said Barbara E.Steele was a widow at the date of the decree entered in said action for partition,to wit:- February 8,1901.

I further state that I was the acknowledging officer in the warranty deed made by D.F. Bradshaw to C.L.Bradshaw and D.C.Bradshaw Jan.22,1916 recorded in Deed Record 58,page 301 of the records of Madison County,Iowa,conveying the S½ SW¼ Sec. 12-74-26 wherein it was recited that "said D.F.Bradshaw retains the contract of above land his life fund"; and that I drew said deed for said parties,and that said recital did not refer to a separate instrument of writing but it was intended by said grantor,D.F.Bradshaw in the execution

and delivery of said deed to hold and retain possession of said land and receive the rents and profits thereof for his use and benefit and for his maintenance during his lifetime,and at his death said land should have vested in fee simple in said grantees, O.L.Bradshaw and D.C.Bradshaw,and the reservation as I inserted it in said deed is somewhat vague and indefinite.

I further state that said D.F.Bradshaw did retain possession of said land until his death and received the rents and profits therefrom for his maintenance and support from the date of said deed until his death on or about June 17,1916.

I further state that I have no interest in the title to the land above described, but make this affidavit at the request of the present owner,for the purpose of establishing of record the facts as herein stated.

James K.Walker

Subscribed and sworn to before me and in my presence by the above named affiant,this 16 day of July 1920.

NOTARIAL SEAL

P.F.Beeler
Notary Public in and for Madison County,Iowa.