E. E. McCall
to
The Public

#2609
Fee $.50

Filed for record the 12 day of November A. D. 1930 at 10:16 o'clock A. M.

Mildred E. Knott, Recorder.

AFFIDAVIT

State of Iowa,
-SS.
Madison County,

I, E. E. McCall, a resident of said county and state, being first duly sworn, upon my oath depose and say as follows;

That I have been continuously engaged in the real estate and loan business in Madison County, Iowa, since the year A. D. 1883, with an established office in the City of Winterset, in said County.

That prior to Feb. 10, 1908, W. C. Gunn, then a resident of the State of Kansas to the best of affiant's recollection, listed with me for sale, the SW¼ of Section 15, in Township 76 North, of Range 29 West of the 5th P. M., subject to the lease of the store building site in the Southwest corner thereof, and that subsequent to such listing, said real estate was sold through my office to J. H. Spencer and I. Spencer, which sale culmunated in a deed for said real estate from the said W. C. Gunn and wife to the said J. H. Spencer and I. Spencer, of date Feb. 10, 1908, which was recorded on Mar. 11, 1908, and appears of record at page 486 of Deed Record 48, of Madison County, Iowa, records.

That if the record of said deed excepts from said quarter section the store building site in the Southwest corner thereof, the use of the word "except" was an error on the part of the scrivenor who drew said deed or on the part of the Recorder in recording the same, as it was not the intention of the said W. C. Gunn to reserve the store building site in such conveyance, which site was, in truth and in fact, sold by him to J. H. Spencer and I. Spencer; and said deed was intended to describe and convey the whole of said quarter section subject only to the lease of the store building site in the Southwest corner thereof.

That never since said sale have I ever heard of W. C. Gunn or any person or persons claiming by, through or under him, making or asserting or attempting to make or assert any claim of right, title or interest in or to said site or any part thereof adverse to the said J. H. Spencer and I. Spencer.

That I am in no way interested, and this affidavit is made for the sole purpose of explaining an apparent defect in the chain of title to a tract 110 feet East and West by

State of Iowa
Madison County } ss
I hereby certify that the annexed affidavit was filed by me for the request of E. E. McCall the owner in possession of the Lands Mentioned therein. Dated Nov 12 1930

Mildred E. Knott Recorder

190 feet North and South in the Southwest corner of said quarter section.

E. E. McCall

Subscribed in my presence and sworn to before me by the affiant, E. E. McCall, this 1st day of November, A. D. 1930.

NOTARIAL SEAL

Will H. Henry

Notary Public within and for Madison County, Iowa.