State of Iowa } ss.
Madison County }

I hereby certify that the ...

Lands ifentioned therein. Dated ...

Geael

Phil R. Wilkinson #2455

To
The Public

Fee $1.50

Nelson Bertholf Notary Public
Filed for record the 24 day of June
A.D. 1943 at 10:38 o'clock A.M.
Pearl E. Shetterly, Recorder

AFFIDAVIT

STATE OF IOWA MADSION COUNTY : SS:

I, Phil R. Wilkinson, a resident of Madison County and State of Iowa being first duly sworn on my oath, depose and say:

That I have been a resident of Madison County, Iowa, for more than fifty years last past. That I was well and personally acquainted with Arthur L. Ballard who died, testate, on or

about July 18, 1941, and I know of my own personal knowledge that the Arthur L. Ballard who is named as the testator in the probate proceedings shown in Probate Docket "K" on page 495 of the probate records of Madison County, Iowa, his estate being No. 4568 Probate, and the A. L. Ballard who is named as the grantee in the Warranty Deed of conveyance from Nell J. Bertholf dated August 31, 1937 conveying Lot Eight in Block Twenty -nine of the Original Town of Winterset, Iowa, said deed having been filed for record in the office of the County Recorder of Madison County, Iowa on September 1, 1937 and duly recorded in Town Lot Deed Record 27 on page 383 of the Town Lot Deed Records of Madison County, Iowa, is one and the same identical person; that his true and correct name is Arthur L. Ballard, but he was commonly known as A. L. Ballard, and wherever his name appears in the chain of title to the said real estate as A. L. Ballard or Arthur L. Ballard, it refers to one and the same identical person.

That I was well and personally acquainted with Lloyd R. Ballard who was named as one of the legatees, devisees, and beneficiaries in Items 2 and 3 of the last Will and Testament of Arthur L. Ballard, deceased, and who is also named as one of the heirs-at-law of Arthur L. Ballard in the Registry of Heirs set out in the preliminary inheritance tax report filed in the office of the Clerk of the District Court of Madison County, Iowa in the estate of Arthur L. Ballard, deceased, on October 1st, 1942. That the said Lloyd R. Ballard, and the Loyd R. Ballard, who with his wife, Lavina Ballard, are named as grantors in the Quit Claim Deed dated September 26, 1941, conveying to Alta E. Ballard the real estate above described, said deed having been filed for record in the office of the County Recorder of Madison County, Iowa on July 6, 1942, and duly recorded in Deed Record 28, Page 125, of the Town Lot Deed Records of Madison County, Iowa, is one and the same identical person, and his true and correct name is Loyd R. Ballard.

I am also well and personally acquainted with Ruth G. Brubaker, who is named as one of the heirs-at-law of Arthur L. Ballard, deceased, set out as one of the beneficiaries under the Will and heirs-at-law of Arthur L. Ballard in the preliminary inheritance tax report filed in the office of the Clerk of the District Court, Madison County, Iowa, on October 1st, 1942; and I know of my own personal knowledge that the said Ruth G. Brubaker, and Ruth G. Johnson who is named as one of the legatees, devisees and beneficiaries under the terms and provisions of Items 2 and 3 of the last Will and Testament of Arthur L. Ballard, deceased, recorded in Will Record "E" on page 92 of the Will Records of the District Court of Madison County, Iowa, and the Ruth G. Brubaker, who with her husband, Ray Brubaker, are named as grantors in a quit claimed deed of conveyance conveying the above described real estate to Alta E. Ballard, said deed being dated September 25, 1941 and filed for record in the office of the County Recorder of Madison County, Iowa on July 6, 1942 and recorded in Deed Record 28 on page 121, of Town Lot Deed Records of Madison County, Iowa, is one and the same identical person, and her true name is now Ruth G. Brubaker.

I further state that I am well and personally acquainted with Dorothy Iona Taylor, who with her husband Everett E. Taylor is named as grantor in a Quit Claim Deed of conveyance conveying to Alta E. Ballard the real estate above described, said deed being dated September ____, 1941, filed for record in the office of the County Recorder of Madison County, Iowa, on July 6, 1942 and duly recorded in Deed Record 28 on page 122, and the Dorothy Taylor whose name appears in the granting clause of the said Quit Claim Deed and the Dorothy Ballard who is named as one of the legatees, devisees and beneficiaries under the terms and provisions of the last Will and Testament of Arthur L. Ballard as shown in Items 2 and 3 thereof, said Will being recorded in Will Record "E" on page 92 of the Will Records of the District Court of Madison County, Iowa, and the Dorothy Taylor who is named as one of the beneficiaries under the Will and heirs-at-law in the Registry of Heirs in the preliminary inheritance tax report filed October 1st, 1942, in the estate of Arthur L. Ballard in the office of the Clerk of the

District Court of Madison County, Iowa, is one and the same identical person, and her true name is now Dorothy Iona Taylor.

That I was well and personally acquainted with Verna Husted who is named as one of the devisees, legatees, and beneficiaries under the terms and provisions of Items 2 and 3 of the last Will and Testement of Arthur L. Ballard, deceased, said Will being recorded in Will Record "E" on page 92 of the Will Records of Madison County, Iowa, and I know that said Verna Husted is now dead. That she died prior to the death of Arthur L. Ballard, deceased, and that she left as her only children and heirs-at-law, Esta Lee Day, (who is named as one of the heirs-at-law in the list of the beneficiaries under the Will and Registry of Heirs in the preliminary inheritance tax report filed in the estate of Arthur L. Ballard, deceased in the office of the Clerk of the District Court, Madison County, Iowa, on October 1st, 1942 and who is the same person as the Esta Lee Day, who with her husband, Earl F. Day, is named as grantor in the Quit Claim Deed of conveyance to Alta E. Ballard conveying the above described real estate, said deed being dated September 25, 1941, and filed for record in the office of the County Recorder, Madison County, Iowa, on July 6, 1942 and duly recorded in Deed Record 28 on page 124 of the Town Lot Deed Records of Madison County, Iowa), and R. C. Husted, (who is named as grantor in a Quit Claim Deed of conveyance conveying to Alta E. Ballard the real estate above destribed, said deed being dated May 12, 1942 and filed for record in the office of the County Recorder on July 6, 1942 and duly recorded in Deed Record 28 on page 123 of the Town Lot Deed Records of Madison County, Iowa and who is the same person as the Richard Husted who is named as one of the heirs-at-law, beneficiaries and devisees in the Registry of Heirs set forth in the preliminary inheritance tax report filed in the estate of Arthur L. Ballard, deceased, on October 1, 1941, in the office of the Clerk of the District Court of Madison County, Iowa).That Wherever the names Richard Husted and R. C. Husted appear in the Quit Claim Deed aforesaid or in the estate proceedings of Arthur L. Ballard, deceased, they refer to one and the same identical person, the true and correct name of the said R. C. Husted or Richard Husted being Richard C. Husted.

That I have been acquainted with the ownership, occupancy and control of said real estate for more than twenty-five years last past, and I know of my own personal knowledge that the said Arthur L. Ballard and his grantors, immediate and remote, have had and held actual, continuous, adverse, open, hostile and uninterrupted occupancy and control of said real estate under a claim of right and color of title for more than twenty-five years last past, and that the record title is now vested in Alta E. Ballard, the surviving spouse of Arthur L. Ballard, deceased, subject only to the contract for the sale of said real estate to T. E. Halferty and Golda B. Halferty, which contract was dated May 1, 1942, and recorded in the office of the County Recorder, Madison County, Iowa, on the 28th day of May, 1942 and recorded in Deed Record 30 on page 136. That I have no interest in said real estate but am simply making this affidavit to correct apparent defects in the chain of title to said real estate.

All of which is true as I verily believe.

Phil R Wilkinson

NOTARIAL SEAL

Subscribed and sworn to before me and in my presence by the said Phil R. Wilkinson this 22d day of June A.D., 1943.

H. C. Fosher

Notary Public in and for Madison County