F. D. Spencer & A.E. Emerson
To
The Public

#1675

Fee $ .50

Filed for record the 6 day of June A.D. 1945 at 9:35 o'clock A.M.

Pearl E. Shetterly, Recorder

AFFIDAVIT OF ADVERSE POSSESSION

State of Iowa, Madison County. )ss:

I, F. D. Spencer, and I, A. E. Emerson, of said county and state, each being first duly sworn on oath depose and say that we have been residents of Madison County, Iowa, for more than 20 years last past, and during all of said time have lived in the neighborhood of and been familier with the title, ownership, and occupancy of the NW¼ NW¼ Sec. 28 and E. 60 acres of the N½ NE¼ of Sec. 29, Twp. 74, Range 27, Madison County, Iowa, and we know of our own personal knowledge that Ira C. Welty entered into possession of said real estate on or about July 28, 1927, under and by virtue of the special warranty deed recorded in Deed Record 66, page 234, of the records of Madison County, Iowa, and that he and his grantors, immediate and remote, for more than 20 years last past, have been in the actual, open, notorious, continuous, adverse, exclusive, uninterrupted and peaceable possession, occupancy, and control of all of said real estate and every part and parcel thereof under claim of right and color of title, have occupied the same either by themselves or their tenants claiming under them, have cultivated and fenced the same and received the rents, issues, crops and profits thereof, and that no claim of any kind adverse to the possession of said parties has ever been asserted to any of said real estate to our personal knowledge during the past 20 years, and that said Ira C. Welty now enjoys peaceable possession thereof.

We further state that we are in no way interested in the title to said real estate, but make this affidavit at the request of the present owner thereof for the purpose of establishing of record the facts above set forth.

F. D. Spencer
A. E. Emerson

SUBSCRIBED in my presence and SWORN to before me by the above named affiants this 3 day of May, A.D. 1945.

(Notarial Seal)

Harry F. Anderson Notary Public in and for Madison County, Iowa.

State of Iowa, County of Madison.)ss:

I, Pearl E. Shetterly, County Recorder in and for said County and State aforesaid, hereby certify that the foregoing affidavit was filed in my office by the owner in possession as named in said affidavit or by his attorney in fact, as shown by the records, and recorded and entered on the records thereof on the 6th day of June, A.D. 1945.

COMPARED

Pearl E. Shetterly County Recorder of Madison County, Iowa.