J. S. WELCH PRTG. CO., DES MOINES, IOWA

within and for Madison County, Iowa,

Rex Leggett and H. V. Brooks
To
The Public

#680

Fee $ .50

Filed for record the 8 day of February A.D. 1946 at 11:55 o'clock A.M.

Pearl E. Shetterly, Recorder

AFFIDAVIT OF ADVERSE POSSESSION

State of Iowa, Madison County. )ss:

I, Rex Leggett and I, H. V. Brooks, 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 then

25 years last past, and during all of said time have lived in the neighborhood of and been familiar with the title, ownership, and occupancy of Lot 14 in Block 10 of the Original Town of West St. Charles (now called Hanley), and the N. 5 acres of the NE¼ SW¼ NE¼ of Sec. 22-75-26, Madison County, Iowa, and we know of our own personal knowledge that Carlos L. Coffin entered into possession of said real estate on or about July 9, 1941, under and by virtue of the contract recorded in Town Lot Deed Rec. 30, page 90, and under and by virtue of the quit claim deed recorded in Town Lot Deed Record 28, page 145, of the records of said county, and that James N. Coffin and Eva D. Coffin entered into possession of said real estate on or about Sept. 6, 1944, under and by virtue of the warranty deed recorded in Deed Rec. 79, page 570 of said records, and that the said Carlos L. Coffin, James N. Coffin, and Eva D. Coffin, and their grantors, immediate and remote, for more than 25 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 paid the taxes thereon, and received the crops, rents, issues and profits thereof, and have cultivated and fenced the same, 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 25 years, and that said Carlos L. Coffin, James N. Coffin, and Eva D. Coffin now enjoy 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 owners thereof for the purpose of establishing of record the facts above set forth.

Rex Leggett
H. V. Brooks

Subscribed in my presence and Sworn to before me by the above named affiants this 7 day of February, A.D. 1946.

(Notarial Seal)
Geo. D Smith Notary Public in and for Madison County, Iowa.

State of Iowa, Madison County )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 owners in possession as named in said affidavit or by their attorney in fact, as shown by the records and recorded and entered on the records thereof on the 8th day of February, A.D. 1946.

COMPARED

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

Chester [illegible]

SEAL

[illegible] Anderson Notary Public in and for Madison County, Iowa.