George F. Smith & C.W. Gordon To The Public

#716

Fee $ .70

...and ... of Union County, Iowa.
Filed for record the 13 day of February A. D. 1947 at 3:10 o'clock P. M.
Wilma M. Wade, Recorder

AFFIDAVIT

State of Iowa, Madison County, ss.

George F. Smith and C.W. Gordon being sworn, depose and say as follows:

That we are now and have been since long prior to Jan. 1, 1930, residents of Winterset, in Madison County, Iowa, and that throughout such period of time we have been well and personally acquainted with the possession, ownership, occupancy and control of the following described real estate, to-wit:

Lot 2, in Block 1, except the North 40 feet thereof, of White & Estle's Addition to the City of Winterset, in Madison County, Iowa,

and know that since long prior to Jan. 1, 1930, Jessie H. Henry (the present owner of record and the person in possession of said real estate), together with her grantors and predecessors in ownership and possession, immediate and remote, has had, held, owned and enjoyed the full, absolute, uninterrupted, undisputed and adverse possession of the whole of said real estate, under claim of right and color of title, and that to our knowledge, no person, firm or corporation has, during such period of time, made or asserted or attempted to make or assert any claim of right, title or interest in and to said real estate or any part thereof adverse to the right, title and interest of the said Jessie H. Henry or of her said grantors and predecessors in ownership and possession, therein or thereto.

That we were well and personally acquainted _ one P. J. Rowe who acquired title to said real estate from Olivia Faurote by warranty deed dated Feb. 19, 1904 which is of record at page 175 of Deed Record 15, of the records of Madison County, Iowa; that the said P. J. Rowe died, intestate, on or about November 13, 1926, seized of said real estate, leaving surviving him, Martha J. Rowe, his widow, and Nelle Baird, Bruce R. Rowe, Thos. P. Rowe, Effie Janney, Rebecca Rowe, Jesse Rowe and Joe Rowe, his children and sole and only heirs at law; that no administration was had upon the estate of the said P. J. Rowe, deceased; that our information is that his debts and the expenses of his last illness and funeral have long since been fully paid, and that the value of his estate was insufficient to render it liable for payment of inheritance taxes, either State or Federal.

That we were well and personally acquainted with Martha J. Rowe, said surviving widow of P. J. Rowe, deceased, who reserved a life estate in said real estate in her conveyance thereof to Rebecca S. Rowe, Jessie H. Henry and Joe W. Rowe dated July 22, 1929 which is of

State of Iowa, Madison County, ss.
I hereby certify that the annexed affidavit was filed by Lewis Montgomery the owner in possession of the premises therein. Dated February 13 1947
Wilma M. Wade Recorder

record at page 306 of Deed Record 25, of said Madison County, Iowa, records, and we know that the said Martha J. Rowe departed this life on or about Sept 27, 1929.

That we were well and personally acquainted with the Rebecca S. Rowe, grantee in the deed last above referred to, and know that she was the same and identical person as the Rebecca S. Leech who_estate is being administered at No. 4332 Probate of the District Court of Madison County, Iowa.

That we are in no way interested.

George F Smith C W Gordon

Subscribed in my presence and sworn to before me by the said George F. Smith and C. W. Gordon, affiants, this 13 day of February, A. D. 1947.

NOTARIAL SEAL

Raymond H Croft Notary Public
Within and for Madison County, Iowa