Commencing at a point 20 feet East and 60 feet South of the NW Corner of Lot 20 of Hutchings Addition to the City of Winterset, Madison County, Iowa, and running thence East 132 feet, thence South 121.665 feet to the South line of said Lot 20, thence West 132 feet, thence North 121.665 feet to the place of beginning;

and with the ownership and occupancy thereof and am well and personally acquainted with each and all of the individuals hereinafter named.

That J. D. Stevens, appearing as one of the Grantees in the Warranty Deed executed by John Dorrell and Edna Dorrell, husband and wife, dated August 27, 1947, and recorded August 28, 1947, at Deed Record 33, Page 49 in the office of the Madison County, Iowa Recorder was the spouse of this Affiant. That the said J. D. Stevens died intestate on February 17, 1954, a resident of Madison County, Iowa, and leaving as his only heirs-at-law this Affiant and a grandson, Robert Sharp; that no estate was administered upon with respect to said Decedent; that all debts and claims including the expenses of last illness and burial of said Decedent have been paid in full; and that the value of said Decedent's estate at the time of his death did not exceed the sum of $5,000.

I further depose and state that the possession of this Affiant together with said J. D. Stevens and the possession of our Grantors and predecessors in our record chain of title has been open, notorious, continuous, adverse, hostile, and under claim of right and color of title as prior to January 1, 1940.

I further depose and state that a certain Auditor's ledger of paid insane accounts shows that Joseph Stevens became an inmate of Clarinda, died in February, 1954, and that Mrs. Amy Stevens, wife, paid the costs of committment, maintenance for the first quarter of 1954 on April 14, 1954, for said Joseph Stevens; that where said Auditor's ledger referred to Joseph Stevens, it is referring to one and the same identical individual as J. D. Stevens, the deceased spouse of this Affiant.

Executed this 27th day of January, 1961, at Winterset, Madison County, Iowa.

Mrs. Amy Stevens

Subscribed and sworn to before me this 27th day of January A.D., 1961.

Robert W. Cain Notary Public
in and for said County.

(NOTARIAL SEAL)

CERTIFICATE OF RECORD

I, Mary E. Welty, Recorder of Madison County, Iowa, do hereby certify that the foregoing Affidavit was filed in my office by the above Affiant as set forth therein and in accordance with the provisions of Section 614.17 in the Code of Iowa, 1958.

COMPARED

Mary E. Welty Recorder
of Madison County, Iowa.

Loyd E. Adams
To
The Public

#871
Fee $1.00 V.15
AFFIDAVIT

Filed for record the 7 day of February A. D. 1961 at 1:00 o'clock P. M.
Mary E. Welty, Recorder

STATE OF IOWA MADISON COUNTY ) ss.

I, Loyd E. Adams, of Madison County, Iowa, being first duly sworn on oath, depose and say:

That I am a brother of Clayton Adams who is named as a devisee and legatee in the Last Will and Testamat of Callie Adams, deceased. That I know of my own personal knowledge, having read and examined official reports from the War Department, Washington, D. C., that my brother, Clayton Adams was killed in action in Italy on October 29, 1944, while serving with the armed forces of the United States.

Loyd E. Adams

Subscribed and sworn to before me and in my presence by Loyd E. Adams this 17th day of September, 1960.

Jno. N. Hartley Notary Public
in and for Madison County.

NOTARIAL SEAL