Merritt Carson Baur et al To The Public — #940 — Fee $1.50

Filed for record the 16 day of March A. D. 1964 at 4:20 o'clock P. M.
Mary E. Welty, Recorder

## AFFIDAVIT OF POSSESSION

TO WHOM IT MAY CONCERN:

STATE OF IOWA MADISON COUNTY ) SS.

The undersigned first being duly sworn (or affirmed) upon oath deposes and states:

That Merritt Carson Baur and Robert Edward Baur are now the record titleholders of the following described real estate to-wit:

Commencing at the Northwest Corner of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section Thirty-six (36), running thence South to the center of the main channel of North River; thence North and East down the center of the main channel of North River to the North line of the said Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), thence West along the North line of the said Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) to the place of beginning, all in Section Thirty-six (36), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P. M., Madison County, Iowa,
also
A tract of land described as follows: Commencing at the Northwest Corner of the Southwest Quarter (SW¼) of Section Thirty-six (36), Township Seventy-seven (77) North, Range Twenty-seven (27), thence South 35 rods, thence East 50 rods and 17 links to the center of the established public highway, thence North 56 rods to the center of the main channel of North River, thence South and West up the center of the main channel of North River to the West line of Section Thirty-six (36), thence South to the place of beginning, all in Section Thirty-six (36), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P. M., Madison County, Iowa (the two tract containing approximately 27.7 acres)

That said Merritt Carson Baur and Robert Edward Baur are now in complete actual and sole possession of all of said real estate except as may be herein stated, and that they and their predecessors (who held record title thereof) in the recorded chain of title under which they claimed and claim ownership and the right to possession of the said real estate have been, since prior to January 1, 1940, in continuous, actual, visible, open, notorious, exclusive and unquestioned possession thereof, under color of title and claim of right to the exclusive possession as against the world and have improved said property and paid the taxes thereon; that neither the title nor the right to possession of said titleholders or any of those under whom they claim have been disputed or openly attacked by any one. That this affidavit is made from the personal knowledge of the undersigned who is familiar with said real estate, its titleholders and its parties in possession; and is for the purpose of confirming title to the above described real estate under the provisions of Section 614.17 I.C.A., and other statutes relative thereto.

Words and phrases herein, including jurat and marginal entry hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Dated this 14th day of March, 1964.

Merritt Carson Baur
Merritt Carson Baur
Robert Edward Baur
Robert Edward Baur Affiant

Subscribed in my presence and sworn to (or affirmed) before me by the said affiant this 14th day of March, 1964.

(NOTARIAL SEAL)

Shirley A. Webster
Shirley A. Webster Notary Public in and for said County.

## POWER OF ATTORNEY

The undersigned, owner in possession of said property as above stated, hereby directs that this affidavit be filed of record and hereby appoints the County Recorder of the County wherein said land is situated as the authorized attorney in fact to file same.

Robert Edward Baur
Robert Edward Baur

Merritt Carson Baur
Merritt Carson Baur
Owner in Possession

STATE OF IOWA MADISON COUNTY, SS:

On this 14th day of March, 1964, before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Robert Edward Baur and Merritt Carson Baur to me known to be the identical person named in and who executed the within and foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

(NOTARIAL SEAL)

Shirley A. Webster
Shirley A. Webster Notary Public in and for said County.

MARGINAL ENTRY

STATE OF IOWA, COUNTY OF MADISON, SS:

The undersigned Recorder in and for said County in the State aforesaid, hereby certifies that the foregoing affidavit was filed in the said Recorder's Office by the owner in possession as named in said affidavit or by his attorney in fact as shown by the records; and duly recorded and entered on the records thereon on the 16 day of March, 1964.

COMPARED

Mary E. Welty, Recorder

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Daniel J. Gallery
To
The Public

#965 ✓
Fee $1.50

Filed for record the 18 day of March A. D. 1964 at 4:00 o'clock P. M.

Mary E. Welty, Recorder

AFFIDAVIT

STATE OF IOWA, MADISON COUNTY, ) SS:

I, Daniel J. Gallery, being duly sworn, depose and say: that I am an attorney at law, practicing at Winterset, Iowa, and that, as attorney for Sherman R. Robbins and Mary Ellen Robbins, I attended to preparation and serving a notice of forfeiture of a contract for the sale to Don R. Coffman and Corrine J. Coffman, husband and wife, of the following described real estate in Madison County, Iowa, to-wit:

> A tract of land bounded by and included within a line running as follows: Commencing at the Southeast corner of the Southwest Quarter (¼) of Section Fifteen (15), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa, and running thence South 84° 32' West, along the South line of said section 642 feet, thence North 193 feet, thence East parallel with said South line of said section 649.8 feet, to the half section line, thence South 193 feet to the point of beginning,

which contract is recorded in Book 89 of Deed Records of Madison County, Iowa, at Page 625, and that completed service of such notice of forfeiture was had on said Don R. Coffman and Corrine J. Coffman, and each of them, by personal service in Jefferson Township, in Warren County, Iowa, on November 18, 1963, and that said notice of forfeiture of contract, with proof of service of notice thereof thereon, was filed in the office of the County Recorder of Madison County, Iowa, on December 26, 1963, and is recorded in Book 93 of Deed Records, at Page 211; and that I know that the terms and conditions which were set out in said notice of forfeiture as having not been complied with, have not yet been complied with, and that said Don R. Coffman and Corrine J. Coffman moved from said premises and vacated and abandoned the same, within the 30 day period following the completed service of said notice of forfeiture.

Daniel J. Gallery
(Daniel J. Gallery)

Subscribed in my presence and sworn to before me by said affiant this 18th day of March 1964.

NOTARIAL SEAL

Marguerite Gallery
(Marguerite Gallery) Notary Public in and for said County.

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Don D. Downs
To
The Public

#967 ✓
Fee $1.50

Filed for record the 18 day of March A. D. 1964 at 4:15 o'clock P. M.

Mary E. Welty, Recorder

AFFIDAVIT

STATE OF IOWA MADISON COUNTY : SS

I, Don D. Downs, being first duly sworn states, that I have been acquainted with the