together with her grantors, immediate and remote, had, held, owned and enjoyed the full, absolute, uninterrupted, peaceable and adverse ownership, possession, occupancy and control of the whole of said real estate, under claim of right and color of title, up to the time of her death on July 28, 1941, and that at this time the said Ray Roberts, as an heir at law of said Maggie Roberts and as owner by conveyances of record of the interests in said real estate inherited by the said Clarence Elmer Roberts and James Alva Roberts, has, holds, owns and enjoys the full, absolute,uninterrupted, peaceable and adverse ownership, possession, occupancy and control of the whole of said real estate by virtue of such inheritance and conveyances; and that to our knowledge, no person, firm or corporation has, since long prior to Jan. 1, 1930, made or asserted or attempted to make or assert any claim of right, title or interest in or to said real estate or any part thereof adverse to the right, title and interest therein or thereto of the said Maggie Roberts (or Maggie Ann Roberts) or of her said grantors or of her said heirs at law or of the said Ray Roberts, present owner thereof.

That we are in no way interested.

D M Johnson.
Worth Ramsey

Subscribed in my presence and sworn to before me by the said D. M. Johnson affiant this 16 day of October A. D. 1948.

N E Hollen Notary Public
(Notarial Seal) within and for Madison County, Iowa.

NOTARIAL SEAL

Subscribed in my presence and sworn to before me by the said Worth Ramsey, affiant, this 12th day of February, A. D. 1949.

H. C. Fosher Notary Public
within and for Madison County, Iowa.

Claude N. Shearer, et al To The Public — #926 Fee $.50 — Filed for record the 17 day of February A. D. 1949 at 10:50 o'clock A. M. Wilma M. Wade, Recorder

AFFIDAVIT OF ADVERSE POSSESSION

State of Iowa, Madison County) ss:

I, Claude N. Shearer, and I, Pearl E. Shetterly, 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 familiar with the title, ownership, and occupancy of all that part of the W½ SW¼ and of the NE¼ SW¼ of Sec. 1 lying West of the right of way of the Chicago, St. Paul & Kansas City Railway Company, in Twp. 74, Range 27 West of the 5th P.M., Madison County, Iowa, and we know of our own personal knowledge that W. D. Stevens entered into possession of said real estate on or about Jan. 16, 1947, under and by virtue of the warranty deed recorded in Deed Record 83, page 287, of the records of said county and state, that that he and his grantors,immediate and remote, for more than 20 years last past, and since his death, hiw widow, Madge Stevens, 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, cultivated and fenced the same and received the rents, issues, 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 since prior to Jan. 1, 1930, and that the said Madge Stevens now enjoys peaceable possession thereof.

We further state that we are in no way interested in the title to the above described 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.

Claude. N. Shearer
Pearl E. Shetterly

Subscribed in my presence and Sworn to before me by the above named affiants this 17 day of February, A. D. 1949.

Rex V Johnson CLERK DISTRICT COURT
(District Court Seal) in and for Madison County, Iowa.

State of Iowa Madison County.) ss:

I, Wilma M. Wade, 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, and recorded and entered on the records thereof on the 17 day of February, A. D. 1949.

COMPARED

Wilma M. Wade, County Recorder
of Madison County, Iowa.

Marcella Cunningham
To
The Public

#935
Fee $.60

Filed for record the 18 day of February A. D. 1949 at 10:45 o'clock A. M.
Wilma M. Wade, Recorder

MARCELLA CUNNINGHAM
TO
WHOM IT MAY CONCERN

AFFIDAVIT

STATE OF IOWA, MADISON COUNTY,) SS:

I, Marcella Cunningham, being duly sworn, depose and say: that I am a resident of Madison County, Iowa, and am of legal age; that I am the widow of P. J. Cunningham, who was a resident of Madison County, Iowa, at the time of his death, and who died in Madison County, Iowa, on April 7, 1936, and whose last will and testament was admitted to probate in Madison County, Iowa, District Court on April 28, 1936, and which last will and testament is recorded in Will Record "D" of Madison County, Iowa, at Page 454; that the estate of said P. J. Cunningham, deceased, was probated as probate matter No. 4117 Probate in Madison County, Iowa, District Court; that on the 24th day of April, 1948, I made, executed and delivered a deed to Marcella Jane Cunningham Ryan, conveying to her real estate in Madison County, Iowa, described as follows, to wit:

> Northwest Quarter of the Southeast Quarter; Southwest Quarter of the Southeast Quarter; Fractional Northeast Quarter of the Northwest Quarter; Southeast Quarter of the Northwest Quarter; Southeast Quarter of the Southwest Quarter; Southwest Quarter of the Southwest Quarter; Northeast Quarter of the Southwest Quarter; all in Section Three (3), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P. M., which deed is recorded in Deed Record 83 of Madison County, Iowa, records, at Page 469.

That said Marcella Jane Cunningham Ryan is my daughter and also the daughter of said P. J. Cunningham, deceased, and her husband is John J. Ryan, whom she married since the death of said P. J. Cunningham; that said last will and testament of P. J. Cunningham, deceased, provides in Item Four thereof: "If, when any of my children arrive at full age and my said wife believes that it be for their best interest and for the best interest of all concerned, she shall have the power to set aside such portion of my estate to them as she may deem right and proper," and when said deed hereinbefore referred to was made by me to said Marcella Jane Cunningham Ryan, said Marcella Jane Cunningham Ryan had arrived at full age, and I, as the said wife referred to in said last will and testament, deemed it right and proper to set aside to said Marcella Jane Cunningham Ryan said real estate hereinbefore described, and believed that the same was for her best interest and for the best interest of all concerned, and that the said deed made by me to said Marcella Jane Cunningham Ryan was made by me pursuant to the power vested in me by said Item Four of the last will and testament of P. J. Cunningham, deceased; all of which is true, as I verily believe.

Marcella Cunningham

Subscribed in my presence and sworn to before me by said Marcella Cunningham this 17th day of February, 1949.

Daniel J Gallery, Notary Public
in and for Madison County, Iowa.
My Commission expires July 4, 1951.

NOTARIAL SEAL