J. F. Willcox, et al
To
The Public

#1445
Fee $ .60

Filed for record the 10 day of March A. D. 1949 at 1:10 o'clock P. M.
Wilma M. Wade, Recorder

AFFIDAVIT

STATE OF IOWA MADISON COUNTY) SS

I, CHAS. ROWE, and I, J. F. WILLCOX, being first duly sworn, on oath depose and say (each of us speaking for himself only) that at all times since prior to January 1, 1920, I have been personally acquainted with the following described premises situated in Madison County, Iowa, to-wit:

Lots Three (3) and Four (4) in Block Ten (10) of the Original Town Plat of Winterset, Madison County, Iowa,

and with the ownership and occupancy thereof, and am personally acquainted with W. T. Guiher, the present owner of Lot Four (4) in Block Ten (10) of the Original Town of Winterset, Madison County, Iowa, and with Will C. Johnson, the present owner of Lot Three (3) in Block Ten (10) of the Original Town of Winterset, Madison County, Iowa, and know that they are in actual possession of said land, and that they and their predecessors in the chain of title under which they claim the ownership and the right of possession of said premises, have since piror to January 1, 1920, been in the continuous, actual, visible, open, notorious, exclusive and hostile adverse possession thereof under color of title and claim of right as against all the world, and have occupied said premises, either personally or through tenants claiming under them, and have paid the taxes thereon, and that neither the title nor the right to possession of said present owners, or of those under whom they claim, has been disputed or openly attacked by anyone.

That I have no personal interest in said land and make this affidavit at the request of the present owners in support of their title in order that same may be filed for record under the provisions of Section 11024 of the Code of Iowa.

Dated at Winterset, Iowa, this 8th day of October A. D. 1948.

J. F. Willcox
Chas Rowe

Subscribed in my presence and sworn to before me by the said CHAS. ROWE and J. F. WILLCOX this 8th day of October A. D. 1948.

(Notarial Seal)

Charles D Van Werden
Notary Public in and for said County.

As owner in possession of Lot Four (4) in Block Ten (10) of the Original Town Plat of Winterset, Madison County, Iowa, I hereby request the Recorder of the above named county to record such affidavits and to note on the margin of the record thereof that they were recorded at my request.

W. T. Guiher Owner.

As owner in possession of Lot Three (3) in Block Ten (10) of the Original Town Plat of Winterset, Madison County, Iowa, I hereby request the Recorder of the above named county to record such affidavits and to note on the margin of the record thereof that they were recorded at my request.

Will C. Johnson Owner.

State of Iowa } ss
Madison County }

I hereby certify that the annexed affidavit was filed by the owner in possession of the lands mentioned therein. Dated March 10 1949

Wilma M. Wade Recorder

Isabel Allen, Recorder of Warren County, Iowa
To
The Public

#1454
Fee $4.00

Filed for record the 10 day of March A. D. 1949 at 4:29 o'clock P. M.
Wilma M. Wade, Recorder

CERTIFIED COPY OF ARTICLES OF INCORPORATION

ARTICLES OF INCORPORATION OF THE
IOWA-DES MOINES ANNUAL CONFERENCE
OF THE METHODIST CHURCH

WHEREAS, the Iowa-Des Moines Annual Conference of the Methodist Episcopal Church, has been heretofore incorporated, and has been transacting business as such corporation, under the provisions of Chapter 394 of the Code of Iowa, 1935; the Articles of Incorporation thereof being duly filed and recorded in the office of the Recorder of Polk County, in the City of Des Moines, Iowa, and

WHEREAS, at the Uniting Conference duly held at Kansas City, in the State of Missouri, a merger was duly legally effected on or about the tenth day of May, A.D., 1939, uniting

the Methodist Episcopal Church, the Methodist Episcopal Church, South, and the Methodist Protestant Church, under the name of "The Methodist Church,"

NOW, THEREFORE, pursuant to the action of the said Uniting Conference, we, the undersigned, each being a members of The Methodist Church, and of the Iowa-Des Moines Annual Conference of The Methodist Church, and citizens of the State of Iowa, and duly authorized, empowered and directed by the action of said Conference, by virtue of the duty imposed and authority thereby conferred upon us, do hereby execute, acknowledge and adopt the following Articles of Incorporation of the "Iowa-Des Moines Annual Conference of The Methodist Church", representing such union, as a corporation not for pecuniary profit under the provisions of Chapter 394 of the Code of Iowa, 1935, and Acts amendatory thereto, as the legal successor to "The Iowa-Des Moines Annual Conference of the Methodist Episcopal Church";

ARTICLE I.
Name

The name of this corporation shall be the "Iowa-Des Moines Annual Conference of The Methodist Church."

ARTICLE II.
Principal place of business

Section 1. The principal place of business shall be in the city of Des Moines Polk County, Iowa;

Section 2. The Board of Trustees shall have full power and authority to establish and maintain such other and additional offices and places of business as they may deem necessary and convenient, within the bounds of the Conference.

Section 3. The corporation shall have full power and authority to conduct all business at the place where the "Annual Conference" shall be held within the Conference.

ARTICLE III.
Objects, purposes, and powers

Section 1. The objects and purposes of this corporation are the promotion of religion, benevelence, and learning in connection and cooperation with The Methodist Church, in accordance with the Discipline of "The Methodist Church."

Section 2. This corporation shall have full power and authority to do any and all acts and things necessary, incident or convenient to the furtherance and attainment of its objects and purposes, to receive and acquire by purchase, gift, devise or bequest, asbolute, in trust, or in any other legal manner, real and personal property, and to hold, use, invest, re-invest, and to sell, mortgage, pledge, assign, and transfer such property, or any interest therein; and to provide for the support of retired ministers connected with the Conference, their widows and dependent children.

Section 3. This corporation, as the successor to The Iowa-Des Moines Annual Conference of the Methodist Episcopal Church, and that portion of the Iowa-Missouri Conference of the Methodist Protestant Church, and the Missouri Annual Conference of the Methodist Episcopal Church, South, located within the State of Iowa, and the boundaries of this Conference, shall have and is hereby vested with all of the rights, powers, property, privileges and jurisdiction, heretobefore vested in the aforesaid corporations or organizations, subject to these Articles of Incorporation, and the Discipline of "The Methodist Church,"

Section 4. This corporation shall have and possess all of the rights, powers, privileges, immunities, franchises, and exemptions permitted such corporations under and by virtue of the laws of State of Iowa, as nowexisting or hereafter amended.

Section 5. This corporation shall have the right, power and authority to organize, incorporate, establish, support, govern and control educational, religious, hospital and other charitable and benevolent institutions and provide for representation and control of the governing bodies of such organizations and corporations.

Section 6. The power and jurisdiction of this Conference shall extent to and include all of the affairs and property of "The Methodist Church" located within the boundaries of the

Iowa-Des Moines Annual Conference of The Methodist Church as now or hereafter fixed and defined by the General Conference, or the North Central Jurisdictional Conference of "The Methodist Church."

ARTICLE IV.
Management and control-Board of Trustees

Section 1. The business of this corporation shall be managed, controlled and directed by the regular or duly called sessions of the Iowa-Des Moines Annual Conference of The Methodist Church, through a Board of Nine (9) Trustees to be known as "The Board of Trustees," which shall consist of the persons elected to said Board by the Annual Conference as provided in the Discipline of "The Methodist Church".

Section 2. The election of trustees shall be so conducted that at all times ministerial members of the Board of Trustees shall be ministers of said Conference and lay members shall be members of "The Methodist Church," within said Conference.

Section 3. The election of Trustees shall be so conducted that at the Annual Conference in 1939, three trustees shall be elected for one year; three for two years; and three for three years; and thereafter three Trustees shall be elected at the Annual Conference each year to hold office until their successors have been duly elected and have qualified.

Section 4. The Annual Conference shall also elect each year a Trustee or Trustees to fill any vacancy or vacancies on the Board of Trustees not within the intendment of Section 3. of this Articles, such Trustee or Trustees to be elected for the unexpired term of the Trustee whose position is to be filled by such election; but the Board of Trustees shall have power to fill any interim vacancy until the vacancy shall have been filled by action of the Annual Conference;

Section 5. Until the next Annual Conference in 1940 the following shall constitute the Board of Trustees of this corporation; and for the terms respectively set opposite their named:

Name	Address	Term
W. h. Keesey	.....	1 years
E. M. Buehler	.....	1 years
Warren McComas	Osceola	1 years
Geo. A. Lawton	.....	2 years
W. A.Smith	.....	2 years
John Craig	Keosauqua	2 years
R. C. Buchanan	.....	3 years
W. F. Clayburg	.....	3 years
Elbert Stillwell	West Des Moines	3 years

and Geo. A. Lawton shall be the president of the Board of Trustees; R. C. Buchanan shall be secretary; and W. F. Clayburg shall be the treasurer; and they shall hold office until their successors have been duly elected by the Board of Trustees and have qualified;

Section 6. The Board of Trustees shall elect the officers thereof and may appoint an Executive Committee composed of five (5) of their number, which Committee shall have such ~~xxxx~~ powers, and perform such duties as may be from time to time delegated to them by the Board of Trustees, or by the Annual Conference; and the President of the Board of Trustees shall be the Chairman of the Executive Committee;

Section 7. The Board of Trustees and the Executive Committee shall meet upon call of the President or Chairman, respectively, or of any three members thereof upon not less than three days' notice in writing, or, at any time when all members are present and agree to meet and transact business.

Section 8. The Board of Trustees, and the Executive Committee shall make full reports of all business transacted by them to each session of the Annual Conference and the Executive Committee shall report to the Board of Trustees upon request.

Section 9. A quorum for the transaction of business by the Board of Trustees shall consist of five (5) Trustees; and a quorum of the Executive Committee shall consist of three (3) members.

Section 10. The Board of Trustees shall have and exercise all powers of governing and

managing the affiars of this corporation, subject to the Discipline of "The Methodist Church." and the will and direction of the Annual Conference save and except those hereinafter expressly reserved to and conferred upon the "Board of Conference Claimants."

Section 11. The "Board of Trustees" shall have the management, government, and control of the Abandoned Church Fund, and of the "Permanent Fund" of the corporation, which shall consist of all money and property heretofore acquired by, or hereafter given to, or made payable to any one or more of the following,: The Iowa-Annual Conference, the Des Moines Annual Conference, the Preachers Aid Society of the Des Moines Conference, the Iowa- Des Moines Annual Conference, all of the Methodist Episcopal Church; and of all of the funds held by the Methodist Episcopal Church, South, and the Methodist Protestant Church, their Board or Commission, and allocated or assigned to this corporation by virtue of the action taken in the uniting of the Churches, as aforesaid; and of all moneys, notes, securities, real estate and other property now held by the aforesaid corporations or hereafter acquired, and of all gifts, pledges, obligations, devises and bequests heretofore made in favor of any one of said corporations, or that shall be hereafter made, for the permanent endowment of the conference claimants of the Iowa-Des Moines Annual Conference of The Methodist Church, and of all gifts, devises and bequests, the custody of which is not otherwise designated, the income of which is intended for the use, of all conference claimants of said conference; and all of the aforesaid shall constitute and be a part of the "permanent fund" of this conference.

Section 12. The Board of Trustees shall manage, control and invest the "permanent fund" as hereinafter prescribed, and the net income therefrom shall each year be paid to the Board of Conference Claimants, and be applied solely to the support of the Conference Claimants in accordance with the provisions of the Discipline of "The Methodist Church"; and no part of the net income from the "permanent fund" shall be appropriated by the Board of Trustees for any other purpose.

Section 13. The "board of trustees" shall elect an Executive Secretary, and fix and prescribe his duties, compensation, and allowances.

Section 14. The Board of Trustees shall invest and re-invest the assets of the "permanent fund" in such securities and property as in their judgment are safe and conservative, and upon the best terms and conditions consistent with safety.

ARTICLE V.
Board of Conference Claimants

Section 1. The Annual Conference shall each year elect four members to the "board of Conference claimants", which board shall be composed of twelve members, elected for a term of three years each.

Section 2. The Board of Conference Claimants shall until the next Annual Conference in 1940 be composed of the following, and the term of office shall be as indicated following the name of each member designated:

Name	Address	Term
W. R. Keesey	-	1
E. M. Buehler	-	1
Warren McComas	Osceola	1
Jay Colburn	Harlan	1
Geo A. Lawton	-	2
W. A. Smith	-	2
John Craig	Keosaqua	2
Howard Smith	Moravia	2
R. C. Buchanan	-	3
W. F. Clayburg	-	3
Elbert Stillwell	West Des Moines	3
S. A. Knapp	Ames	3

Section 3. The Board of Conference Claimants shall meet annually immediately following the Annual Conference and elect a Chairman, Vice Chairman, Secretary, and Treasurer, and may elect the Secretary as Treasurer, or may elect as Treasurer the same person elected as Treasurer by the Board of Trustees, or the same elected as Treasurer of the Annual Conference.

Section 4. The Board of Conference Claimants shall receive and disburse the Conference Claimants' Fund, which shall consist of the funds received from the churches, the income from the Permanent Fund, as allocated by the Board of Trustees and other income, as provided by the Discipline of "The Methodist Church."

ARTICLE VI.
The Annual Meeting

Section 1. The annual meeting of the Corporation shall be held annually at the same time and place within the bounds of the Conference as the meeting of the Annual Conference.

Section 2. The Annual meeting of the Corporation shall be presided over by the President of the Board of Trustees of the Corporation.

Section 3. The annual meeting shall be conducted as prescribed by the Discipline of "The Methodist Church"; and shall discharge the obligations imposed by the Discipline of "The Methodist Church".

ARTICLE VII.
By-Laws

Section 1. This corporation shall have the power at any Annual Conference to adopt, amend, or repeal By-Laws, rules and regulations for the direction and control of the Board of Trustees and the management of the business of the corporation not inconsistent with these Articles of Incorporation, the Discipline of "The Methodist Church", and the laws of the State of Iowa.

ARTICLE VIII.
Exemption from liability

Section 1. The private property of the members and officers of the corporation shall not be liable for any of the debts or liabilities of the corporation.

Section 2. The property of this corporation shall not be liable, nor can the same be obligated, for any of the debts or liabilities of any Church, College, Hospital, or any other institution or organization affiliated with or recognized by the corporation.

ARTICLE IX.
Title to property

Section 1. The title to all property of the corporation, except that belonging to the "Permanent Fund," shall be acquired and held in the name of the Corporation the Iowa-Des Moines Annual Conference of The Methodist Church, and all conveyances of real estate shall be made in the name of the corporation and signed by the President and attested by the Secretary of the Board of Trustees.

Section 2. The title to all property, belonging to the "permanent fund" shall be acquired and held in the name of "Iowa-Des Moines Annual Conference of The Methodist Church for the use and benefit of the Permanent Fund; and all conveyances shall be made in said manner, and be signed by the President of the Board of Trustees, and attested by the Secretary or Treasurer of said Board and mortgages and other recorded liens may be released on the record,or otherwise, by the Secretary, Executive Secretary or Treasurer.

Section 3. The title to all property of the member churches within the bounds of this Conference shall be deemed to have been taken and held, and are hereby established astaken and held in the name of such individual church, in trust for the use and benefit of this Annual Conference of "The Methodist Church," and subject to the Discipline of "The Methodist Church."

ARTICLE X.
Seal.

Section 1. This corporation shall have no corporate seal.

ARTICLE XI.
Corporate Existence.

Section 1. The term for which this corporation shall endure is hereby fixed at fifty years from the date of the filing of these Articles of Incorporation in the office of the Recorder of Polk County, Iowa, subject to renewal as provided by law.

Section 2. The corporation may be sooner dissolved by a three-fourths vote of the members of the Annual Conference, or these Articles of Incorporation may be amended by a majority vote of the members of the Annual Conference, and upon compliance with the

requirements of the laws of the State of Iowa, and the Discipline of The Methodist Church.

ARTICLE XII.
Discipline.

Section 1. The affairs of this corporation, its property, management and administration shall in all respects be subject to the Discipline of "The Methodist Church," and the laws of the State of Iowa, and shall be subject to the doctrines, laws, usages, customs, and ministerial appointments of "The Methodist Church" as from time to time made and disclosed by the lawful authorities of "The Methodist Church."

Executed this 15th day of September A. D., 1939, pursuant to Resolution of the Annual Conference of the Iowa-Des Moines Annual Conference of The Methodist Church, a true copy of which is attached hereto, and by this reference incorporated herein and marked Exhibit "A"

Geo. A. Lawton
R. C. Buchanan
W. F. Clayburg
W. R. Keesey
E. M. Buehler
W. A. Smith
Warren McComas
John A. Craig
Elbert Stillwell

Board of Trustees of the Iowa-Des Moines Annual Conference of The Methodist Church.

STATE OF IOWA: POLK COUNTY, ss.

BE IT REMEMBERED, That on this 15" day of September, A. D. 1939, before me Paul G. James, Notary Public in and for Polk County, Iowa, appeared Geo. A. Lawton, R. C. Buchanan, W. F. Clayburg, W. R. Keesey, E. M. Buehler, W. A. Smith, Warren McComas, John A. Craig, and Elbert Stillwell, to me personally known to be the identical persons who affixed their signatures to the foregoing instrument, as the Board of Trustees of the Iowa-Des Moines Annual Conference of The Methodist Church, and to me personally known to be the entire membership of the Board of Trustees of the Iowa-Des Moines Annual Conference of The Methodist Church, the Corporation named in the foregoing instrument; and that said instrument was executed in behalf of said corporation, pursuant to the Resolution of authority adopted by The Iowa-Des Moines Annual Conference of the Methodist Episcopal Church in session at Burlington, Iowa, a true copy of which is attached hereto and made a part of the Articles of Incorporation, and by reference incorporated herein; and that said persons acknowledged said instrument to be the voluntary act and deed of said corporation.

Witness my signature and official seal hereto affixed the date last above written.

(SEAL)

Paul G. James Notary Public
in and for Polk County, Iowa

RESOLUTION

The Iowa-Des Moines Annual Conference of the Methodist Episcopal Church

WHEREAS, at the Uniting Conference of the Methodist Episcopal Church, the Methodist Episcopal Church, South, and the Methodist Protestant Church, duly and legally held at Kansas City, in the State of Missouri, a merger of the three Churches was duly and legally affected on or about May 10, A. D. 1939, under the name of "The Methodist Church," and,

WHEREAS, The Iowa-Des Moines Annual Conference of the Methodist Episcopal Church has been at all time heretofore affiliated with and subject to the Discipline of the Methodist Episcopal Church, and has been and is incorporated under the provisions of Chapter 394 of the Code of Iowa, 1935, and,

WHEREAS, it appears to be necessary and proper that appropriate action now be taken to conform to the action of the Uniting Conference, aforesaid:

NOW, THEREFORE, be it hereby resolved:

1. That the "Plan of Union" adopted by the Uniting Conference at Kansas City, Missouri on or about May 10, A. D. 1939, be and is hereby ratified, approved, and confirmed;

2. That the Articles of Incorporation of the "Iowa-Des Moines Annual Conference of The Methodist Church" as read and presented to this Conference be and the same are hereby approved,

confirmed, and adopted as the Articles of Incorporation of this conference of "The Methodist Church;"

3. That the execution thereof by the Trustees named is hereby ratified; approved and confirmed, and that said Articles of Incorporation be filed for record as required by law as the Articles of Incorporation of the Iowa-Des Moines Annual Conference of The Methodist Church," and that said corporation shall succeed to and be and is hereby vested with all of the right, powers, privileges, property and authority heretofore vested in The Iowa-Des Moines Annual Conference of the Methodist Episcopal Church, and subject to the Discipline of The Methodist Church

4. That the Trustees therein named be and are hereby authorized, empowered and directed to execute any and all instruments necessary or convenient to effectuate the "Plan of Union," and to receive and receipt for all money, funds and property allocated to this Conference under said "Plan of Union", and in accordance with the Discipline of The Methodist Church.

STATE OF IOWA, COUNTY OF POLK, ss.

I, Jene Hammill, Recorder of said county, hereby certify that the foregoing writing is a photographic copy from the original record in this office and from the whole thereof, which is recorded in book 1512 page 36 to 50 Inc.

Dated at Des Moines, Iowa, in said county, on the 15th day of Nov., 1939.

(SEAL) Jene Hammill Recorder of Polk County, Iowa.

CERTIFICATE OF COUNTY RECORDER

STATE OF IOWA, WARREN County, ss.

I, ISABEL ALLEN, Recorder of WARREN County, in the State of Iowa, do hereby certify that the attached transcript is a full, true and complete copy of a Articles of Incorporation of the Iowa-Des Moines Annual Conference of The Methodist Church as the same remains of record in Book 2 of Art. of Incorporation on Page 120, of the records of WARREN County, Iowa. The said transcript was by me compared with the records of my office on the 9 day of March, A. D. 1949, at the hour of 11 o'clock A. M.

Isabel Allen Recorder of the above named County.

STATE OF IOWA, WARREN County, ss.

I, MARLYS WALKER, Clerk of the District Court of WARREN County, in the State of Iowa, do hereby certify under the seal of my office that the signature of the above named Recorder is genuine, and that ISABEL ALLEN was at the time hereinabove named the duly qualified and acting Recorder of the above named County, in the State of Iowa.

WITNESS my hand and official seal, this 9th day of March, A. D. 1949.

(District Court Seal) [redacted] Marlys Walker Clerk of the District Court as aforesaid.

Jno. N. Hartley To The Public | #1462 Fee $.50 | Filed for record the 11 day of March A. D. 1949 at 10:00 o'clock A. M. Wilma M. Wade, Recorder

AFFIDAVIT

State of Iowa, Madison County, ss.

Jno. N. Hartley, a resident of said State and County, being sworn, deposes and says as follows:

That I was well and personally acquainted with the Michael A. Busch who died intestate on or about Feb. 9, 1944, seized in fee of the SW¼ of Section 23, in Township 75 North, of Range 29 West of the 5th P. M. except the right of way deeded to the Chicago, Rock Island & Pacific Railroad Company across the same, and who estate was probated at No. 4757, Docket "L", page 102, of the District Court of Madison County, Iowa, and am well and personally acquainted with his adopted son and daughter, Joseph W. Busch and Josephine W. Snyder, who are listed as his sole heirs at law in said estate proceedings.

That I personally know that wherever in the record chain of title to said real estate