John D. Callison & Bertie Rowe
To
The Public

#2195
Fee $ 1.30

Filed for record the 27 day of February A. D. 1951 at 3:40 o'clock A. M.

Wilma M. Wade, Recorder

AFFIDAVIT

State of Iowa, Madison County, ss.

John D. Callison and Bertie Rowe being sworn, depose and say as follows: That we are now and have been for more than sixty years last past residents of Township 74, Range 29, in Madison County, Iowa, which Township is otherwise known as Grand River Township in said County. That throughout such period of time we have been well and personally acquainted with the ownership of a tract of land (or acreage) now owned of record by Louise Canning Woolis which lies within the corporate limits of the Town of Macksburg, which Town is located in said Grand River Township and which tract of land (or acreage) is more particularly described as follows, to-wit: Commencing at a point 39 rods West of the Northeast corner of Section 16, in Township 74, North, of Range 29 West of the 5th P.M., running thence South 16 rods, thence West 3 rods, thence North 16 rods, thence East 3 rods to the place of beginning.

That we were well and personally acquainted with Lois L. Townsend who acquired title to said tract of land on Oct. 28, 1895, from her son, B. L. Townsend, by warranty deed which was recorded Oct. 31, 1895, in Deed Record 35, at page 409, of the records of Madison County, Iowa.

That the said Lois L. Townsend departed this life on or about July 7, 1899, intestate, leaving surviving as her only heirs at law her husband, L. T. Townsend, and her children, B. L. Townsend, E. L. Townsend, Ada M. Callison and Jennie L. Canning. That to our knowledge there was no administration upon the estate of the said Lois L. Townsend, deceased.

That the said B. L. Townsend, one of the children and heirs at law of the said Lois L. Townsend, died, intestate, in the year 1908 leaving surviving him as his sole and only heirs at law his wife, Anna E. Townsend, and his two daughters, Dee Evalyn Townsend and Bessie M. Townsend. That to our knowledge there was no administration upon the estate of the said B. L. Townsend, deceased.

That on Mar. 27, 1914, District Township of Grand River conveyed to "heirs of Lois L. Townsend" a part of the real estate hereinbefore referred to described as the West 1 rod in width of the following tract of land, to-wit: Commencing 30 rods West of the Northeast corner of Section 16, in Township 74 North, of Range 29 west of the 5th P.M., running thence West 10 rods, thence South 15 rods, thence East 10 rods, thence North 15 rods to the place of beginning by quit claim deed recorded May 27, 1921, in Deed Record 59, at page 484, of the records of said Madison County, Iowa, said Deed containing a recital to the effect that said conveyance was made "in lieu of a conveyance of release of said real estate made many years ago, and for the purpose of removing a cloud from the title of said heirs of Lois L. Townsend".

That on Mar. 27, 1914, the date of the deed last referred to, the heirs of Lois L. Townsend consisted solely of the following named persons, to-wit: her surviving husband, L. T. Townsend, her children, E. L. Townsend, Ada M. Callison and Jennie L. Canning, and the surviving widow and children of her deceased son, B. L. Townsend, to-wit: Anna E. Townsend, Dee Evalyn Townsend and Bessie M. Townsend, all of whom conveyed their interest in the real estate first herein described to the said Jennie L. Canning by deeds which are of record in Deed Record 55, at page 46, Deed Record 55, at page 86, and in Deed Record 55, at page 218, respectively, and that the said Jennie L. Canning subsequently and on Jan. 9, 1943, conveyed said real estate to her daughter, Louise Canning Woolis, who is the present record title holder thereof as first herein stated.

That we know of our own personal knowledge that throughout the period of our residence

State of Iowa } ss.
Madison County }

I hereby certify that the annexed affidavit was filed by _____ the owner in possession of th
Lands Mentioned therein. Dated February 27 1951

Wilma M. Wade Recorder

in Grand River Township and throughout said period of our acquaintance with the real estate first herein described and since long prior to Jan. 1, 1930, Louise Canning Woolis present owner of record, together with her grantors, immediate and remote, have had, held owned and enjoyed the full, absolute, uninterrupted, peaceable 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, since long prior to Jan. 1, 1930, made or asserted or attempted to make 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 Louise Canning Woolis or of her said grantors.

That to our knowledge E. L. Townsend, also known as Edwin L. Townsend, Ada M. Callison Dee Evelyn Cason (formerly Dee Evalyn Townsend) and Bessie M. Campbell (formerly Bessie M. Townsend) never made, claimed or asserted any interest in the real estate first herein described from the time of the execution of their deeds to Jennie L. Canning recorded in Deed Record 55, at pages 46, 86 and 218, respectively, hereinbefore referred to, nor did they every make any claim of right, title and interest in said real estate first herein described by virtue of a certain quit claim deed executed by Estelle E. Townsend on Oct. 3, 1923, and recorded June 26, 1924, in Deed Record 21, at page 325, of said Madison County, Iowa, records, which erroneously included the real estate first herein described; and that to our knowledge neither Cordelia M. Smith or Ruth M. Rowe ever claimed any right, title or interest in or to any part of the real estate first herein described under and by virtue of a deed from Consolidated Independent School District of Macksburg, dated May 16 1921, recorded May 18, 1921, in Deed Record 61, at page 325, of said records, which deed erroneously included a part of the real estate first herein described and was more than seven years subsequent in point of time to the deed previously executed by its predecessor, District Township of Grand River, to "heirs of Lois L. Townsend", hereinbefore referred to.

That we are in no way interested in the title to said real estate, and this affidavit is made of record to comply with the provisions of Sec. 614.17 of the Code of Iowa, 1946.

John D. Callison
Bertie Rowe

~~Subscribed~~ in my presence and sworn to before me by the said John D. Callison and Bertie Rowe affiants, this 6th day of February, A. D. 1951.

NOTARIAL SEAL

May Pinckney Notary Public
within and for Madison County, Iowa.

Chas. E. Tucker To The Public — #2199 — Fee $ .50 ✓

Filed for record the 27 day of February A. D. 1951 at 4:15 o'clock P. M.
Wilma M. Wade, Recorder

AFFIDAVIT OF POSSESSION

State of Iowa County of Madison ) ss.

I, Chas. E. Tucker, being first duly sworn, upon my oath state that I am a resident of Madison County, State of Iowa; that I am acquainted with the use, ownership and occupancy of the land described as

> Northeast Quarter; and North Half of the Southeast Quarter, of Section 30, in Township 77 North, Range 28, West of the 5th Principal Meridian, containing 240 acres, more or less, according to Government Survey, in Madison County, Iowa,

and that I know of my own knowledge that Donald E. Sceli and Joyce L. Sceli are now in possession of all of said lands.

Chas. E. Tucker

Subscribed and sworn to before me the undersigned, a Notary Public in and for said County and State on February 27, 1951.

Sam W. Neill Notary Public

NOTARIAL SEAL