WHEREAS, at said election a total of 151 votes were cast on said proposition, 82 of which were in the affirmative and 69 in the negative, the majority of said votes being in favor of said proposition, and

WHEREAS, the facts of said election have been certified by the Board of Trustees of Webster Township, Madison County, Iowa, to the County Auditor and Board of Supervisors of Madison County, Iowa,

NOW, THEREFORE, under the authority of Section 359.28 of the 1950 Code of Iowa, the Board of Trustees of Webster Township, Madison County, Iowa, hereby resolves to purchase land and buildings for a Township Hall.

IT IS FURTHER RESOLVED that the Board of Trustees of Webster Township, Madison County, Iowa, purchase from Henry Low the following described real estate, to-wit:

> A tract of land situated in the Southwest corner of Section Fifteen (15), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P. M., more specifically described as follows: Commencing 16 rods East of the Southwest corner of said Section Fifteen (15), running thence North 10 rods, thence East 7 rods, thence South 10 rods and thence West 7 rods to place of beginning,

for the sum of $500.00.

IT IS FURTHER RESOLVED that the Board of Trustees of Webster Township, Madison County, Iowa, to purchase from the Township School Board of Webster Township, Madison County, Iowa, the buildings located on the real estate hereinbefore described for the sum of $1485.00.

Moved, passed and adopted this 18th day of July, A. D. 1952.

BOARD OF TRUSTEES OF WEBSTER
TOWNSHIP, MADISON COUNTY, IOWA
By Emery Shearer
E. S. Coffman
F. J. Thomas

STATE OF IOWA, MADISON COUNTY, ss.

On this 18th day of July, A. D. 1952, before me a Notary Public in and for Madison County, Iowa, personally appeared Emery Shearer, E. S. Coffman and F. J. Thomas, to me personally known to be the members of the Board of Trustees of Webster Township, Madison County, Iowa, who being duly sworn did say that the above and foregoing resolution was duly passed and adopted by the said Board of Trustees at a regularly called meeting and that the above and foregoing resolution is a true and correct copy of the resolution adopted and made a part of the records of the Board of Trustees of Webster Township, Madison County, Iowa, and that the said Emery Shearer, E. S. Coffman and F. J. Thomas acknowledged the execution of this resolution to be the voluntary act and deed of the said Board of Trustees of Webster Township, Madison County, Iowa, and by it voluntarily executed.

NOTARIAL SEAL

C. R. Bentz, Jr. Notary Public
in and for Madison County, Iowa.

Madison County Land & Title Company
To
The Public

#5475

Fee $ 3.40 VFT

Filed for record the 30 day of September A. D. 1952 at 10:30 o'clock A. M.

Wilma M. Wade, Recorder

CERTIFICATE OF PROCEEDINGS ON RENEWAL OF
ARTICLES OF INCORPORATION OF THE MADISON COUNTY LAND & TITLE COMPANY

THIS IS TO CERTIFY that at a special meeting of the stockholders of the Madison County Land & Title Company, called by the President without notice upon the unanimous consent of all stockholders of the Corporation, held at the office and principal place of business of the Company in Winterset, Madison County, Iowa, on the 22nd day of September, 1952, and duly convened and organized in accordance with the Articles of Incorporation and the By-Laws of said Company, all of the stockholders representing all of the shares of the outstanding stock of the Corporation being present and represented, the following resolution was adopted by unanimous vote of all of said stockholders, viz:

WHEREAS, by the Articles of Incorporation of the Madison County Land & Title Company, the time of the commencement of said Corporation was the first day of October, 1932, and

the period of its continuance is twenty (20) years from the said date;

RESOLVED, that the period for which the Madison County Land & Title Company was formed be renewed and extended for a further period of twenty (20) years from the first day of October, 1952.

H. V. Huntoon
President

Attest:
Helen McCall Huntoon Secretary-Treasurer

STATE OF IOWA MADISON COUNTY) SS

On this 22nd day of September A. D. 1952, before me, a Notary Public in and for said County and State, personally appeared H. V. Huntoon, President, and Helen McCall Huntoon, Secretary-Treasurer, of Madison County Land & Title Company, the Corporation which executed the above and foregoing instrument, who being to me known as the identical persons who signed the foregoing instrument, and by me duly sworn, each for himself, did say that they are respectively the President and Secretary-Treasurer of said Corporation, that no seal has been procured by said Corporation, and that said instrument was by them signed and sealed on behalf of the said Corporation by authority of its Board of Directors, and each of them acknowledged the execution of said instrument to be the voluntary act and deed of said Corporation, by it and each of them voluntarily executed.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed my Notarial Seal the day and year last above written.

Charles D. Van Werden Notary Public in and for said County.
(Notarial Seal)

ARTICLES OF INCORPORATION
of the
MADISON COUNTY LAND AND TITLE COMPANY

We, Helen McCall Huntoon and H. V. Huntoon, the undersigned, and such other persons as may hereafter associate themselves with us for the purpose of forming a corporation under and pursuant to Chapter 384 and 385 of the 1931 Code of Iowa and acts amendatory thereof, do hereby associate ourselves together as a body corporate, with all the rights privileges and powers vested in and belonging and granted to corporations for pecuniary profit as are granted by the laws of the State of Iowa, and for that purpose, we adopt the following Articles of Incorporation.

ARTICLE I.

The name of this corporation shall be "MADISON COUNTY LAND AND TITLE COMPANY", and its principal place of business shall be in Winterset in Madison County, Iowa.

ARTICLE II.

The general nature of the business of this corporation shall be to buy,own, improve, lease, sell and convey real estate; to act as the agent for others in the purchase, sale and leasing of real estate; negotiate loans for itself and as agent for others; act as agent for Insurance Companies, acquire and own abstract books, make and prepare abstracts of title; buy and sell notes, mortgages, certificates of indebtedness, judgments and other liens and accounts and any and all kinds of bonds and warrants, and to engage in any and all lawful business done by real estate and loan brokers and the right to buy, own, keep and sell personal property of any kind. It shall have the right to sue and be sued and to do any and all acts necessary and proper to carry out the objects of this corporation.

ARTICLE III.

This Corporation will commence business as soon as its certificate of incorporation is issued by the Secretary of the State of Iowa, and shall continue for twenty years, unless sooner dissolved by a three-fourths vote of all the outstanding capital stock at a stock holders' meeting. The capital stock of this corporation shall be $10,000.00 divided into four hundred (400) shares of $25.00 each. All stock subscribed shall be paid for on the call of the Board of Directors, and shall be non-assessable.

ARTICLE IV.

The business of this corporation shall be conducted by a Board of Directors, consisting

of not less than two nor more than five stock holders in the corporation, who shall hold their office for one year and until their successors are elected and qualified; the Board of Directors shall, from their own membership, at their first meeting at the same place and immediately after the annual stock holders' meeting on the first Monday in January of each year, elect a President and Secretary-Treasurer, who shall each hold office for one year and until his successor is elected and qualified. If a vacancy shall occur in the Board of Directors, the remaining Directors may fill such vacancy.

ARTICLE V.

An annual meeting of the stockholders shall be held on the first Monday of January of each year at the office of the corporation in Winterset, Iowa, for the election of Directors and any other business which may rightfully come before such meeting.

At all elections and meetings of the stock holders of this corporation, each stockholder shall be entitled to one vote for each share of stock owned by him, which vote may be cast, in person or by proxy.

The President may, and upon written request of the holders of thirty per cent of the stock he shall call a special meeting of the stock holders. Ten days' notice of such special meeting shall be given to each stockholder by mailing a written or printed notice thereof to them, stating the object of such meeting. No other business shall be transacted at such meeting. The ten days' shall exclude both the day of mailing and the day of the special meeting. Upon the unanimous consent of all the stockholders the President may call a special meeting at any time, without notice.

ARTICLE VI.

Until the annual meeting of this corporation on the first Monday in January, 1934, the Board of Directors shall consist of Helen McCall Huntoon and H. V. Huntoon, both of Winterset, Iowa. Until their successors are elected and qualified, H. V. Huntoon shall be President and Helen McCall Huntoon shall be Secretary-Treasurer.

ARTICLE VII.

The shares of the stock in this corporation shall be transferable only upon the books of the corporation in the manner provided by law; the corporation shall have a first lien upon the shares of stock and upon any and all money due any stockholder for any and all sums of money due the corporation from such stockholder.

ARTICLE VIII.

The President and the Secretary-Treasurer of this corporation are each given full power and authority to execute deeds and mortgages and to execute releases and assignments of mortgages and any other liens or judgments belonging to this corporation. And each of them is given full power and authority to execute any and all proper instruments for the carrying on of the business of this corporation.

The President and the Secretary-Treasurer shall join in issuing stock, when same is fully paid.

ARTICLE IX.

The private property of the members of this corporation shall be exempt from liability for the debts of this corporation.

ARTICLE X.

No alteration or amendment shall be made to these Articles of Incorporation, unless the same be adopted by the majority vote of the stock present at an annual meeting of the stockholders, or at any special meeting of the stockholders called for that purpose.

ARTICLE XI.

This corporation shall have no corporate seal.

IN WITNESS WHEREOF, the undersigned have subscribed their names hereto, on this, the 30th day of September, A.D. 1932, at Winterset, in Madison County, Iowa.

Helen McCall Huntoon
H. V. Huntoon

STATE OF IOWA MADISON COUNTY)-SS

On this 1 day of October A.D. 1932, before me, N. E. Hollen a Notary Public within and for said County, personally came Helen McCall Huntoon and H. V. Huntoon, personally known to me to be the identical persons whose names are affixed to the above instrument as grantors, and acknowledged the execution of the same to be their voluntary act and deed for the purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my Notarial Seal on the date last above written.

(Notarial Seal)

N E Hollen Notary Public within and for Madison County, Iowa.

OFFICE OF THE SECRETARY OF STATE
Des Moines, Iowa

This instrument recorded in Book V-14, Page 643, Sept 23 - 1952
Expires Oct-1-1972, Cert. No. 5420, Receipt No. 5420
Filed by C. D. Van Werden, Winterset, Iowa
Filing Fee 25.00 Recording Fee 1.75 Melvin D. Synhorst Secretary of State

COMPARED

F. A. Bonham
To
The Public

#5585
Fee $1.00 VET

Filed for record the 7 day of October A. D. 1952 at 2:30 o'clock P. M.
Wilma M. Wade, Recorder

AFFIDAVIT

STATE OF IOWA MADISON COUNTY) ss:

I, F. A. Bonham, being first duly sworn on oath depose and state:

That in connection with the chain of title in and to the following described real estate, to-wit:

Lots Five (5) and Six (6) and the West Twelve (12) feet of lot Seven (7), in Block Four (4), W. O. Lee's Addition to the Town of Macksburg, Madison County, Iowa,

that where the names Ada S. Eyerly and Ada M. Eyerly appear, said references are to one and the same identical person, namely Ada Martha Speer Eyerly.

That I was well and personally acquainted with the said Ada Martha Speer Eyerly, and that I know of personal knowledge that the Ada S. Eyerly whose estate was probated in Madison County, Iowa, Probate No. 5367 in the District Court of the State of Iowa in and for Madison County, is one and the same identical person as Ada M. Eyerly who is the record title holder of the above described real estate.

I further state that this Affidavit is made for the purpose of explaining and clarifying the record title in and to the above described real estate, and that the statements herein contained are true and correct as I verily believe.

FURTHER deponent sayeth not.

F. A. Bonham

SEAL

Subscribed and sworn to before me by F. A. Bonham this 6th day of October A. D. 1952.

Gordon K. Darling Notary Public
in and for Madison County, Iowa

William S. Mountain et al
To
The Public

#5590
Fee $1.00 VET

Filed for record the 8 day of October A. D. 1952 at 9:30 o'clock A. M.
Wilma M. Wade, Recorder

AFFIDAVIT OF ADVERSE POSSESSION

STATE OF IOWA Madison COUNTY) ss:

We, William S. Mountin and Clara Mountain, being first duly sworn upon oath depose and state that we are the record title holders and owners of the following described real estate:

The South Half of the Southwest Quarter (S½ SW¼) of Section 1 and the Northwest Quarter (NW¼) of Section 12, all in Township 77 North, Range 28 West of the 5th P. M. Madison County, Iowa;

that we are in possession of said real estate and that our possession and the possession of our grantors and the predecessors in our record chain of title has been open, notorious, continuous, adverse and hostile under claim of right and color of title since prior to January 1, 1940.

Dated this 8th day of October, 1952.

William S. Mountain
Clara Mountain