13, Twp. 77 North, Range 27 West of 5th P. M., and the West 26½ acres of Government Lot 3 and the West 26½ acres of Government Lot 4 of Section 18, Twp. 77 North, Range 26 West of 5th P. M., Madison County, Iowa, and we know of our own personal knowledge that J. M. Diser and Gleason Maurice Diser, also known as G. M. Diser, entered into possession of said real estate more than 10 years ago under and by virtue of the deeds to them recorded in the records of Madison County, Iowa, and they and their grantors, immediate and remote, for more than 20 years last past, 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 by their tenants claiming under them, have cultivated and fenced the same and paid the taxes thereon, 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 long prior to Jan. 1, 1930, and that the Trustees of the Fairview Church Property, nor any person, firm, or corporation claiming by, through, or under them, has ever claimed or asserted or attempted to claim or assert any right, title, or interest in or to any of said real estate, to our personal knowledge; and that Carold Rinard now enjoys peaceable possession of said real estate under and by virtue of a certain contract of purchase from J. M. Diser and G. M. Diser, and their wives, dated Jan. 25, 1945, and recorded in Deed Record 80, page 563, of the records of Madison County, Iowa.

We further state that the Union State Bank of Winterset, Iowa, named as assignee in a certain assignment of mortgage recorded in Mtg. Rec. 94, page 606, of the records of Madison County, Iowa, is the same and identical bank as the Union State Bank, Winterset, Iowa, which released on the margin of the record thereof a certain mortgage recorded in Mtg. Rec. 93, page 644, of said records, being the mortgage assigned by said Assignment.

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 owners thereof for the purpose of establishing of record the facts above set forth.

Russell Smith
Leo F. King

NOTARIAL SEAL

SUBSCRIBED in my presence and SWORN to before me by the above named affiants this 27 day of February, A. D. 1953.

Esther J. Frank Notary Public
in and for Madison County, Iowa.

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 February 27 1953

Wilma M. Wade Recorder

H. C. Fosher
To
The Public

#1846
Fee $1.00

VGH

Filed for record the 4 day of March A. D. 1953 at 4:30 o'clock P. M.

Wilma M. Wade, Recorder

AFFIDAVIT

State of Iowa, Madison County, ss.

I, H. C. Fosher, being sworn, depose and say as follows:

That I am now and have been for more than forty years last past a resident of Winterset, in Madison County, Iowa.

That I was well and personally acquainted with the Charles Ezra Husted whose estate was administered at No. 5216 Probate in the office of the Clerk of the District Court of Madison County, Iowa, and know that the said Charles Ezra Husted was the same person as the Chas. E. Husted who is named as grantee in a quitclaim deed dated Apr. 3, 1942, executed by Martha A. Husted, filed for record Apr. 3, 1942 and recorded in Deed Record 28, at page 108, of Madison County, Iowa, records, and further know that wherever the names Charles Ezra Husted and Chas. E. Husted appear in the record title to Lots 1 and 8, in Block 17, of T. D. Jones' Addition to the City of Winterset, in Madison County, Iowa, said names refer to one and the same person.

That I am in no way interested.

H. C. Fosher

Subscribed in my presence and sworn to before me by the said H. C. Fosher, affiant, this 4th day of March, A. D. 1953.

(DISTRICT COURT SEAL) COMPARED Pearl E. Shetterly Clerk of the District Court in and for Madison County, Iowa.

Ruth Bennett Rippy To The Public — #1909 — Fee $ 1.00 VGH — Filed for record the 7 day of March A. D. 1953 at 9:45 o'clock A. M. — Wilma M. Wade, Recorder

AFFIDAVIT

STATE OF TEXAS COUNTY OF NUECES) ss.

I, Ruth Bennett Rippy, being duly sworn, depose and say: that I am a resident of Corpus Christi, Texas, and am of legal age; that I am a daughter of Charles R. Bennett, who was a son of Amelia Bennett, who died in the year 1924 as the owner of real estate in Madison County, Iowa, described as the East Half of the Southwest Quarter of Section 23, Township 77 North, Range 29 West of the 5th P. M.; that said Charles R. Bennett died in the year 1920, leaving this affiant surviving him as his only child and his only heir at law, and that he never adopted any child or children; and that said Amelia Bennett died in the year 1924, without leaving a last will and testament, and leaving this affiant as an heir to an undivided one-fourth interest in said real estate, standing in the place of said Charles R. Bennett who had predeceased his mother; that I am the same person as the Ruth Bennett Galloway who, by deed dated February 3, 1937, conveyed her undivided one-fourth interest in said real estate to Celinda B. Menefee, which deed is recorded in Deed Record 72 of Madison County, Iowa, at Page 348, my last name at that time being Galloway, by marriage, and being Rippy, by marriage, at the present time.

Ruth Bennett Rippy

Subscribed in my presence and sworn to before me by said Ruth Bennett Rippy this 21 day of February, 1953.

NOTARIAL SEAL

Ralph J. Graham Notary Public in and for Nueces County, State of Texas.
My Commission expires March 31, 1953.

Charles Franklin Bennett To The Public — #1910 — Fee $ 1.00 VGH — Filed for record the 7 day of March A. D. 1953 at 9:48 o'clock A. M. — Wilma M. Wade, Recorder

AFFIDAVIT

STATE OF CALIFORNIA, COUNTY OF San Diego) ss.

CHARLES FRANKLIN BENNETT, being first duly sworn, on oath deposes and says: that he is a resident of San Diego, California, that he is a son of Cora E. Bennett, who departed this life in the year 1939, while residing at Van Buren, Crawford County, Arkansas; that the said Cora E. Bennett died intestate, and that she left, as her sole and only heirs at law, her daughter, Mary Bennett Atherton, then and now residing at Van Buren, Crawford County, Arkansas, and this affiant; that she was a widow at the time of her death, her husband, William Edward Bennett having predeceased her; that the death of the said decedent was generally known in the State of Iowa from and after her death, she having a number of relatives in various parts of the State of Iowa, and her deceased husband, William Edward Bennett, having a number of relatives in the vicinity of Winterset, Iowa, and Earlham, Iowa; that the said Decedent never had any children other than Mary Bennett Atherton and this affiant, except such as died in infancy and never adopted any child or children; that her estate was never administered upon, neither in the State of Arkansas nor elsewhere; that, at the time of her death, she owned an undivided one-third interest in an undivided one-fourth interest in the East Half of the Southwest Quarter of Section 23, Township 77 North, Range 29, West of the Fifth P. M., in Madison County, Iowa, having acquired said interest through the death of her husband, William Edward Bennett, and that said interest in said real estate was at the time of her death worth less than $2,000.00; that, at the time of her death, she also owned eighty acres of land near the town of Van Buren, Arkansas, the said eighty acres of land having a value at that time of not to exceed $800.00; and