balance of this property as a tenant in common with my wife, Marguerite B. Frey, by warranty deed dated October 10, 1941, recorded in Book 29, Page 196 of Madison County, Iowa, records, and I further state that I and my grantors, immediate and remote, have been in open, actual, continuous, notorious adverse possession of said premises under claim of right and color of title and held the chain of title to said property since prior to January 1, 1940, and that no claim of any kind adverse to the possession and ownership of the said parties aforementioned is now pending or has been asserted or made as to any of the above property nor against any of the owners or occupants thereof since prior to January 1, 1940.

I authorize the Recorder of Madison County, Iowa, to file this affidavit in my behalf.

Lester C. Frey

NOTARIAL SEAL

Subscribed and sworn to before me this 10th day of February, 1953.

H. C. Fosher 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 10 1953

Wilma M. Wade Recorder

Don Savery
To
The Public

#1249
Fee $ 2.00
VGH

Filed for record the 11 day of February A. D. 1953 at 10:35 o'clock A. M.

Wilma M. Wade, Recorder

AFFIDAVIT OF ADVERSE POSSESSION

STATE OF IOWA COUNTY OF CASS) SS

DON SAVERY, being first duly sworn upon his oath deposes and states that he is a resident of Cass County, Iowa, and has been for over forty years; that he was well and personally acquainted with William B. Stoskopf and Alice L. Stoskopf, now deceased, who took title to--

The Northwest Quarter (NW¼) of the Southwest Quarter (SW¼), and the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), (except a tract thirty feet square in the Northwest corner thereof), and the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼), (except the West thirty feet thereof), all in Section Thirty (30), Township Seventy-five (75), North, Range Twenty-eight (28), West of the Fifth P. M., and also the East fifteen feet of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼), and the East fifteen feet of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼), (except the North thirty feet thereof), all in Section Twenty-five (25), Township Seventy-five (75), North, Range Twenty-nine (29), West of the Fifth P.M., in the County of Madison, State of Iowa, containing in all 92.50 acres more or less;

The Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) and the West Half (W½) of the Southwest Quarter (SW¼) in Section Twenty-one (21), Township Seventy-four (74), North, Range Twenty-seven (27), West of the Fifth P. M., in the County of Madison, State of Iowa, containing 120 acres more or less;

The West Half (W½) of the Southwest Quarter (SW¼) in Section Twenty-four (24), Township Seventy-four (74), North, Range Twenty-six (26), West of the Fifth P.M., in the County of Madison, State of Iowa, except 1.75 acres of Railroad right-of-way, containing 78.25 acres more or less.

under the Last Will and Testament of LuElla Stoskopf, deceased, which Will was probated for Ancillary purposes in the County of Cass and State of Iowa and known upon the official records of said County as Probate No. 5724;

That the said Don Savery is familiar with the above described chain of title and the present record owner in possession, Allan B. Hussander, Trustee, together with his grantors, immediate or remote, and their predecessors in title and that he knows of his own personal knowledge that the present record owner in possession of said real estate, and his predecessors in title, LuElla Stoskopf, William B. Stoskopf and Alice L. Stoskopf, is and has been in actual, open, quiet, peaceable, hostile, undisturbed, notorious, visible, continuous, undisputed, exclusive and adverse possession of said real estate above described under a record chain of title and under color of title and claim of right during all the times since January 1, 1940, and for many years prior thereto; that no claim of any kind

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 11 1953

Wilma M. Wade Recorder

adverse to the possession of the parties hereinabove mentioned has been asserted to said real estate above described since and prior to January 1, 1940;

That on June 2, 1951, William B. Stoskopf died Testate in the State of Illinois and his Will was admitted to Probate by the District Court of the State of Iowa, in and for Cass County, on the 4th day of September, 1951, as a foreign Will and that said proceedings are numbered in the records of the Clerk of that Court as Probate No. 6226; That in his Will he provided a life estate for his sister Alice L. Stoskopf and appointed Allan B. Hussander and his sister Alice L. Stoskopf as co-trustees of his said estate in Iowa; That on November 2, 1951, Alice L. Stoskopf died Testate in the State of Illinois and her Will was admitted to Probate by the District Court of the State of Iowa, in and for Cass County, on the 7th day of February, 1952, as a foreign Will and that said proceedings are numbered Probate No. 6293 in the records of the said District Court; that in her Will Alice L. Stoskopf provided a life estate for her brother William B. Stoskopf and appointed Allan B. Hussander and William B. Stoskopf as co-trustees of her estate in Iowa; That since the death of William B. Stoskopf and Alice L. Stoskopf the sole owner of the above described real property is Allan B. Hussander, Trustee;

That the said Don Savery and this affiant makes the above statements from his own personal knowledge of the facts and for the purpose of explaining the title, and to comply with Section 614.17 of the 1950 Code of Iowa, as amended.

Don Savery

NOTARIAL SEAL

Sworn to before me by the said Don Savery this 6th day of February, 1953. Witness my hand and Notarial Seal.

Howard DeKay Notary Public
Cass County, Iowa.

Rex V. Johnson & Geo. D. Smith
To
The Public

#1290

Fee $1.20 VGH

Filed for record the 13 day of February A. D. 1953 at 9:30 o'clock A. M.

Wilma M. Wade, Recorder

AFFIDAVIT

STATE OF IOWA MADISON COUNTY) SS

I, REX V. JOHNSON and GEO D. SMITH of said County and State, 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, 1930, 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 One (1) of Stouffer's Addition to the Town of St. Charles, Madison County, Iowa;

and with the ownership and occupancy thereof and am personally acquainted with Charles S. Miller and Alma Berniece Miller, the present owners, 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 prior to January 1, 1930, 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 improved said land, 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 wherever in connection with said chain of title the names John Buchanan or John L. Buchanan are found, they refer to one and the same identical person and that his full, true and correct name is John L. Buchanan; that wherever in connection with said chain of title the names Lucile Buchanan and Lucile M. Buchanan are found, they refer to one and the same identical person and that her full, true and correct name is Lucile M. Buchanan; that wherever in connection with said chain of title the names Charles S. Miller and C. S. Miller are found, they refer to one and the same identical person and that his full, true and correct name is Charles S. Miller; that wherever in connection with said chain of

State of Iowa
Madison County } ss.

I hereby certify that the annexed affidavit was filed by _____ the owner in possession of the Lands Mentioned therein. Dated February 13 1953

Wilma M. Wade Recorder