say that I am the son of James Shelley and Maggie M. Shelley; that my father was generally known as Jim Shelley and that death record 4 at Page 145 of the records of the office of the Clerk of the District Court of Madison County, Iowa, shows his death at the age of 70 years on May 9, 1949; that his true and correct name is James Shelley and that he was named as one of the grantees in a warranty deed dated March 1, 1946, and found of record in Town Lot Deed Record Book 31 at Page 368 of the records of the Office of the County Recorder of Madison County, Iowa.

That on March 1, 1946, my mother, Maggie M. Shelley, purchased from Pearl M. Kirkland and Gale Kirkland Lot Nine (9) in Block Eighteen (18) of West Addition to the Town of Winterset, Madison County, Iowa, and at said time received a warranty deed in which the grantees were described as James Shelley and wife, Maggie M. Shelley, as joint tenants with right of survivorship and not as tenants in common; that I knowmof my own personal knowledge, that the consideration paid for said property was paid from funds belonging to my mother which she has saved up in previous years; that it was at her direction and instruction that the grantees in said deed were described as they were, it being her thought and intention that if she predeceased my father, he would become the owner of said property; that it is my remembrance, although I could be mistaken, that the amount of money paid by my mother for Lot Nine (9) in Block Eighteen (18) of West Addition to the Town of Winterset, Madison County, Iowa, was Forty-six Hundred ($4,600) Dollars,

That neither my father, James Shelley, nor my mother, Maggie M. Shelley, at any time ever made a federal gift tax report to the Government of the United States of America; that they never made any gift to each other or to any other person that would bring them under the Federal Gift Tax Statute and require their making such a report.

That my father, James Shelley, who was also known as Jim Shelley, died May 9, 1949, a resident of Madison County, Iowa; that at the time of his death he left surviving him my mother, Maggie M. Shelley, and three children as his sole and only heirs-at-law, to-wit: Mary Shelley Aikin, Helen Shelley Davis and myself, C. J. Shelley; that said three children of my father were the sole and only heirs-at-law of my mother, Maggie M. Shelley; that they were of legal age prior to the death of my father and are still living.

That neither my father nor my mother had any other children born to their union, neither did they ever adopt any child or children; that no estate was probated on the death of my father for the reason that he had no property to be administered upon, neither did he have any unpaid debts, liabilities or obligations; that the costs and expenses of his funeral and last sickness were paid by my mother, Maggie M. Shelley; that my father had no life insurance at the time of his death.

That my father was retired at the time of his death, having been inactive for a period of some four or five years; that he had no income which required him to make income tax returns, either federal or state, and that he did not make such returns after he became inactive in business and labor.

Further I sayeth not.

C. J. Shelley

NOTARIAL SEAL

Subscribed in my presence and sworn to before me by the said C. J. Shelley this 24th day of March, A. D. 1953.

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

Fern Jackson
To
The Public

#2287
Fee $1.00 VGH
AFFIDAVIT

Filed for record the 25 day of March A. D. 1953 at 10:18 o'clock A. M.
Wilma M. Wade, Recorder

STATE OF IOWA MADISON COUNTY) ss

I, Fern Jackson, being first duly sworn on oath depose and say, that I was the grantor named in one certain Warranty Deed dated December 15, 1945, executed by me and my husband, conveying the following described real estate, to-wit:

Lots Six (6) and Seven (7) in Block Eighteen (18) of West Addition to the Town of Winterset, Madison County, Iowa

to R. Maurice Ryan.

I further depose and say that said real estate was conveyed to the said R. Maurice Ryan as a gift. That at the time of said conveyance, the market value of said real estate did not exceed the sum of One Thousand Dollars ($1,000.00).

I further depose and say that I made no other gifts to R. Maurice Ryan during the calendar years 1945 and 1946.

That this Affidavit is made for the purpose of establishing of record the facts herein established.

Fern Jackson

NOTARIAL SEAL

Subscribed and sworn to before me by Fern Jackson this 25th day of March, A. D. 1953.

Shirley A. Webster Notary Public in and for Madison County, Iowa.

Rex V. Johnson et al To The Public

#2327

Fee $ 1.60 VGH

Filed for record the 26 day of March A. D. 1953 at 1:00 o'clock P. M.

Wilma M. Wade, Recorder

AFFIDAVIT

STATE OF IOWA MADISON COUNTY) SS

I, Rex V. Johnson and I, George D. Smith, being first duly sworn, on oath depose and say (each of us speaking for himself only) that I was well and personally acquainted with Charles Edson Leggett during his lifetime; that he died intestate, a resident of Madison County, Iowa, on the 21 day of April, 1927; that no estate was opened upon his property after his death, but at the time of his death he was the owner of the following described real estate, to-wit:

Undivided four-fifths interest in and to the Southeast Quarter of Section Thirty-four (34), Township Seventy-five (75) North, Range Twenty-six (26) West of the Fifth P. M., Iowa;

Lots One (1) and Two (2) in One-half Block Ten (10) of Hartman & Young's Addition to the Town of St. Charles, Iowa.

That the said Charles Edson Leggett left surviving him, his wife, Esther M. Leggett, and three children, to-wit: Ruth L. Johnston, Roy Leggett and Walter Rex Leggett, all of whom were of full age and under no legal disability; that the said Charles Edson Leggett had no child nor children, either by birth or adoption, preceding him in death; that at the time of his death, Charles Edson Leggett had no personal property of any value and his sole and only property was the real estate hereinbefore described; that he had no debts of any kind at the time of his death and that his expenses of last sickness and burial were paid by his widow, Esther M. Leggett; that his property was not subject at the time of his death to any type of taxes, either income or inheritance, federal or state; that the real estate owned by him and above described was of a fair and reasonable market value of not to exceed $25,000 at the time of his death.

That wherever in the chain of title to the real estate hereinbefore described the names Charles Edson Leggett, Charles E. Leggett, Charles Leggett or C. E. Leggett appear, they refer to one and the same person and that his full, true and correct name is Charles Edson Leggett.

That at all times since prior to January 1, 1930, I have been personally acquainted with the real estate hereinbefore described, and with the ownership and occupancy thereof and am personally acquainted with Esther M. Leggett, Ruth L. Johnston, Belle Leggett, Dyle Leggett, Robert Leggett, Royce Leggett, Cora A. Leggett, Winifred Meilike and Charles S. Leggett, 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,

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 26 1953

Wilma M. Wade Recorder