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

adverse possession thereof under color of title and claim of right as against all the world, and have farmed, cultivated and 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, have been disputed or openly attacked by anyone.

That I have no personal interest in said land and make this affidavit at the request of the present owners in support of their title in order that the same may be filed for record under the provisions of Section 11024 of the Code of Iowa.

Dated at St. Charles, Iowa, this 25th day of March, A. D. 1953.

Rex V. Johnson
Geo. D. Smith

Subscribed in my presence and sworn to before me by the said Rex V. Johnson and George D. Smith this 26th day of March A. D. 1953.

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

As owner in possession of the land described in the foregoing affidavit, I hereby request the Recorder of the above named County to record such affidavits and to note on the margin of the record thereof that they were recorded at my request.

COMPARED

Esther M. Leggett Owner or Agent

Alf D. Danforth & John W. Foster To The Public

#2422

Fee $ 1.40 VGH

Filed for record the 30 day of March A. D. 1953 at 2:00 o'clock P. M.

Wilma M. Wade, Recorder

AFFIDAVIT

State of Iowa, Madison County, ss.

We, Alf D. Danforth and John W. Foster, being sworn, depose and say as follows:

That we are now and have been since prior to Jan. 1, 1940, residents of Madison County, Iowa; that we have been well and personally acquainted with the possession, ownership, occupancy and control of the West 60 feet of Lot 5, in Block 6, of the Original Town Plat of Winterset, Iowa, since prior to Jan. 1, 1940, and know that Chester A. Rogers and Geneva Rogers, to us well and personally known, the present record owners of said real estate, together with their grantors, immediate and remote, have, since prior to Jan. 1, 1940, 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 personal knowledge, no person, firm or corporation has, since prior to Jan. 1, 1940, made or asserted or attempted to make or assert any claim of right, title or interest in or to said real estate or any part thereof adverse to the right, title and interest of the said Chester A. Rogers and Geneva Rogers, or of their said grantors, therein or thereto.

And I, Alf D. Danforth, do say that I am a grandson of Mary A. Danforth who is named as the grantee in a certain warranty deed executed by William Davis and Naomi Davis, dated May 16, 1871, filed for record May 16, 1871, and recorded in Deed Record 4, at page 596, of the records of said County, by which she received title to the real estate hereinbefore described; that the said Mary A. Danforth died during the year 1878, leaving no surviving spouse, and leaving as her sole and only heirs at law, two sons, to-wit: Challen Danforth, my father, who is the same person as the C. Danforth named as grantor in a certain warranty deed dated May 3, 1901, filed for record May 25, 1901, and recorded in Deed Record 12, at page 311, of said records, conveying his undivided one-half interest in said real estate to W. R. Danforth; and William R. Danforth, who is the same person as the grantee, W. R. Danforth, hereinbefore referred to, and who is the same person as the W. R. Danforth who is named as grantor in a certain warranty deed dated Feb. 15, 1908, filed for record Mar. 4, 1908, and recorded in Deed Record 16, at page 126, of said records, which conveyed the whole of said real estate to one Emma Dean Sterman.

State of Iowa
Madison County } ss.

I hereby certify that the foregoing and attached affidavit was filed by me for record on the date shown by the endorsement of the Lands Mentioned therein. Dated March 30 1953

Wilma M. Wade Recorder