Miscellaneous Record, No. 26, Madison County, Iowa

Daniel J. Gallery
To
The Public

#230
Fee $ 1.40 VGF

Filed for record the 11 day of January A.D. 1954 at 9:00 o'clock A.M.
Wilma M. Wade, Recorder

AFFIDAVIT

STATE OF IOWA, MADISON COUNTY) SS:

I, Daniel J. Gallery, being duly sworn, depose and say: that I am an attorney at law, engaged in the practice of law at Winterset, Iowa, and have been engaged in the practice of law at Winterset, Iowa, at all times mentioned herein; that I was well and personally acquainted with P. J. Cunningham, late of Madison County, Iowa, deceased, who died on April 7, 1936, and whose estate was probated as No. 4117 Probate in Madison County, Iowa, District Court, and whose estate assets included the East Half of the Northeast Quarter, of Section Sixteen (16), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P. M., in Madison County, Iowa, and that I did work as an attorney in connection with the administration of said estate; that I have also been well and personally acquainted with all of the members of the family of said P. J. Cunningham at all times mentioned herein, and such acquaintanceship goes back to the year 1925; that the last will and testament of said P. J. Cunningham, on which probate was had in said probate matter No. 4117, was dated Dec. 22, 1933, and I know that said P. J. Cunningham did not have any child or children born to him after the making of said last will and testament, until his death on April 7, 1936, and that he had no child or children born as his issue after his death, and that Marcella Cunningham, hereinafter mentioned, who was his wife when said last will and testament was made, and who became his widow at his death, never had any child or children born to her after making of said last will and testament, and that neither said P. J. Cunningham nor said Marcella Cunningham ever had any adopted child or children at any time; that I am well and personally acquainted with Catherine Cunningham Carraher, the youngest child of said P. J. Cunningham, deceased, who is listed by the name of Catherine Cunningham in the files and records in the Estate of P. J. Cunningham, Deceased, No. 4117 Probate, in Madison County, Iowa, District Court, as a daughter and heir of said P. J. Cunningham, deceased, and I know that said Catherine Cunningham did, since the closing of said estate, and prior to the date of Dec. 21, 1953, marry one Richard S. Carraher, and that she is now known as Catherine Cunningham Carraher, and that the Catherine Cunningham Carraher who is one of the grantors in a deed made to Marcella Cunningham, as grantee, describing the real estate hereinbefore described, which deed is dated December 21, 1953, and is recorded in Deed Record 86 of Madison County, Iowa, Records, at Page 381, is one and the same identical person as the Catherine Cunningham who is named in the said files and records in said Estate of P. J. Cunningham, Deceased, as a daughter and an heir of said P. J. Cunningham, deceased; that I am not related to any of the persons mentioned herein.

Daniel J. Gallery

Subscribed in my presence and sworn to before me by said Daniel J. Gallery this 9th day of January, 1954.

NOTARIAL SEAL

Charles E. Tucker, Jr. Notary Public in and for Madison County, Iowa.

Guy Ford
To
The Public

#235
Fee $ 1.20 VGF

Filed for record the 11 day of January A. D. 1954 at 1:33 o'clock P. M.
Wilma M. Wade, Recorder

AFFIDAVIT

STATE OF IOWA MADISON COUNTY) ss.

I, Guy Ford, being first duly sworn on oath, depose and say that I was well and personally acquainted with T. L. Moore, whose name appears in the chain of title to the following described real estate, to-wit:

Lots One (1) and Two (2) in Block Seven (7) Original Town of Winterset, Iowa, except that part thereof included in the right-of-way in the Chicago, Rock Island and Pacific Railroad Company over and across the

same, the South line of which is described as commencing at a point forty (40) feet South of the Northeast corner of said Lots and running thence in a Northwesterly direction until it leaves said Lots as it is now surveyed and located,

and that the said T. L. Moore was also known as Thomas L. Moore and Thomas Linza Moore, and that wherever said names appear in the record of title to the real estate hereinbefore described they refer to one and the same person.

I further state that the said T. L. Moore died intestate in Winterset, Madison County, Iowa, on December 6, 1945; that the estate of the said T. L. Moore was not administered upon; that all debts and claims, including the expenses of last sickness and burial, were paid, except a lien of the State Board of Social Welfare in the amount of $1134.60; that the said T. L. Moore was survived by his widow, Varetta Moore, and by four adult children, Jerrie O. Moore, Dulcie Carter, Ethel Epperson, and Everett R. Moore; that the only property owned by the said T. L. Moore at the time of his death was the real estate above described of a value of less than $2500.00, against which the State Board of Social Welfare holds a lien in the amount of $1134.60.

I further state that I have no personal interest in the real estate hereinbefore described and that this affidavit is made only for the purpose of establishing of record the facts herein stated.

Dated at Winterset, Iowa, this 11th day of January, A. D. 1954.

Guy Ford

NOTARIAL SEAL

Subscribed and sworn to before me by Guy Ford, this 11th day of January, A. D. 1954.

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

Jerrie O. Moore et al
To
The Public

#236
Fee $ 1.40

Filed for record the 11 day of January A.D. 1954 at 1:36 o'clock P.M.
Wilma M. Wade, Recorder

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, That we, JERRIE O. MOORE and GOLDEN R. MOORE, husband and wife; DULCIE CARTER and H. B. CARTER, wife and husband; EVERETT R. MOORE and JENNY BLANCHE MOORE, husband and wife; and ETHEL EPPERSON, single and unmarried, and each of us, do hereby appoint C. R. BENTZ JR., of Winterset, Iowa, our true and lawful attorney for us and each of us, and in our names, to grant bargain, and sell the following described real estate, to-wit:

Lots One (1) and Two (2) in Block Seven (7) Original Town of Winterset, Iowa, except that part thereof included in the right-of-way in the Chicago, Rock Island and Pacific Railroad Company over and across the same, the South line of which is described as commencing at a point forty (40) feet South of the Northeast corner of said Lots and running thence in a Northwesterly direction until it leaves said Lots as it is now surveyed and located.

for such price, and on such terms, as to him shall seem meet, and for us and each of us, and in our names to make, execute, acknowledge and deliver, good and sufficient deeds and conveyances for the same, either with or without covenants of warranty.

IN WITNESS WHEREOF, we have hereunto set our hands the dates written opposite our respective signatures.

Jerrie O. Moore	23rd	day of	December,	1953
Golden R. Moore	23rd	day of	December,	1953
Dulcie Carter	23rd	day of	December,	1953
H. B. Carter	23rd	day of	December,	1953
Ethel Epperson	29th	day of	December,	1953
Everett R. Moore	5	day of	Jan	, 1954
Jenny Blanche Moore	5	day of	Jan	, 1954

STATE OF IOWA MADISON COUNTY) ss.

On this 23rd day of December A. D. 1953, before me, Earle Whitworth, a Notary Public in and for the County of Madison, State of Iowa, personally appeared Jerrie O. Moore, Golden R. Moore, Dulcie Carter, H. B. Carter, to me known to be the identical persons