Jno. N. Hartley To The Public — #1725 — Fee $ 1.00

Filed for record the 25 day of March A. D. 1954 at 2:00 o'clock P. M.
Wilma M. Wade, Recorder

AFFIDAVIT VGH

STATE OF IOWA MADISON COUNTY) ss:

I, Jno. N. Hartley of said State and County, first being duly sworn on oath depose and say: That I am now and have been a resident of Madison County, Iowa, for more than fifty years last past. That I was acquainted with Susie A. Knox and her husband, Joseph H. Knox during their lifetime.

That I have also been acquainted with the ownership of the East one-half (E½) of the Southwest Quarter (SW¼) and the East one-half (E½) of the West Half (W½) of the Southwest Quarter (SW¼) of Section Eight (8), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P. M., Madison County, Iowa, and that wherever in the chain of title the name Susie A. Knox or S. A. Knox appear, the same refers to one and the same identical person , to-wit: Susie A. Knox.

That I was Attorney for the Estate of Susie A. Knox, and that I know of my own personal knowledge that the said Susie A. Knox died testate on the 23rd day of August, 1936, and that she had no children born to her after the date of the execution of her will on April 2nd, 1932, and that she did not adopt any children.

That Joseph H. Knox, who was the life-tenant occupied said real estate after the death of his wife, Susie A. Knox, for approximately two years and that thereafter he leased said real estate and collected the rents, issues and proceeds therefrom which he used for living expenses and that he had no other income during his lifetime except the rents and income from said real estate.

That I have no interest in the above described real estate or in the making of this affidavit other than to establish of record the facts herein set forth.

~~Dated this~~ 25th day of March, A. D., 1954.

Jno. N. Hartley

NOTARIAL SEAL

Subscribed and sworn to before me and in my presence this 25th day of March, A.D., 1954.

Mabelle Smith Notary Public
in and for Madison County, Iowa.

Harry Locke To The Public — #1827 — Fee $ 1.20

Filed for record the 31 day of March A. D. 1954 at 8:45 o'clock A. M.
Wilma M. Wade, Recorder
Mary E. Welty, Deputy

AFFIDAVIT VGH

STATE OF IOWA MADISON COUNTY) SS

I, HARRY LOCKE of said County and State, being first duly sworn, on oath depose and say that I have been a resident of Madison County, Iowa, for more than fifty years last past; that I was well and personally acquainted with Ida B. E. Korner, her husband C. C. Korner, and her daughter Lorraine Korner Mercurio during their lifetime. That Ida B. E. Korner, who was also known as Ida B. Korner, died intestate, a resident of Winterset, Madison County, Iowa, on November 9, 1924, leaving surviving her husband, C. C. Korner, and one child, a daughter, Lorraine Korner; that she was at the time of her death the owner of and died seized in fee of the following described real estate, to-wit:

The East 133 feet of Lot One (1) of Depot Addition to the Town of Winterset, Iowa; also

Lots Five (5), Six (6), Seven (7) and Eight (8) of Block Six (6) of Railroad Addition to Winterset, Iowa;

that C. C. Korner became the owner by inheritance of an undivided one-third (1/3) interest in the above described real estate, and that Lorraine Korner Mercurio became the owner of the other undivided two-thirds (2/3) interest; that C. C. Korner died intestate a resident of Winterset, Madison County, Iowa, on August 21, 1928, seized in fee of an undivided one-third (1/3) interest in the real estate above described, leaving surviving

him as his sole and only heir-at-law, his daughter, Lorraine Korner Mercurio; that Lorraine Korner Mercurio died intestate in Omaha, Nebraska, on or about July 14, 1937, seized in fee of the real estate hereinbefore described which was in the opinion of this affiant of a fair and reasonable value of not to exceed the sum of Five Thousand ($5,000) Dollars; that the said Lorraine Korner Mercurio left no child nor children nor adopted child or children, neither did she leave any issue of any deceased child or children, and no issue of any adopted child or children, but left surviving her as her sole and only heir-at-law, her husband, Nick Mercurio, who by way of inheritance became the owner in fee simple of the real estate herein described; that the said Lorraine Korner Mercurio left no debts and that the expenses of her last sickness and funeral were fully paid by her husband, Nick Mercurio, and that her property was not at the time of her death subject to the payment of an inheritance tax.

I further state that I am in no way interested in the matters above stated, but make this affidavit for the purposes of establishing the facts above set forth.

Harry Locke

NOTARIAL SEAL

Subscribed in my presence and sworn to before me by the above named Affiant this 29th day of March A. D. 1954.

Charles D. Van Werden Notary Public in and for Madison County, Iowa.

Pearl E. Shetterly & A. E. Emerson To The Public

#1838

Fee $ 1.20 GT

Filed for record the 31 day of March A. D. 1954 at 1:45 o'clock P. M.

Wilma M. Wade, Recorder

AFFIDAVIT

State of Iowa Madison County } ss:

I, Pearl E. Shetterly, and I, A. E. Emerson, of said county and state, each being duly sworn on oath depose and say that we have been residents of the vicinity of East Peru, Madison County, Iowa, for more than 20 years last past and are well and personally acquainted with the Maude Hiatt named as grantee in the warranty deed recorded in Town Lot Deed Record 19, page 569, of the records of Madison County, Iowa, conveying Lots 20 and 21 in Stewart's First Addition to the said town of East Peru, and know that the said Maude Hiatt is the same and identical person as the Maude M. Hiatt named in the guardianship proceedings shown in Appearance Docket 31, page 242, and in Guardianship Docket E, page 217, of the records in the office of the Clerk of the District Court of said county, wherein H. L. Paull as Guardian of said Maude M. Hiatt obtained authority to execute a Guardian's Deed for said property to Hugh Welch and Margaret Welch, and that the said Hugh Welch and Margaret Welch entered into possession of said real estate under said deed and have occupied the said Lot 20 and a tract of land commencing at the NW. corner of said Lot 20 and running thence W. 50 feet, thence S. 146½ feet to Emerson Street, thence in a Southeasterly direction along the Northerly line of Emerson Street 40 feet to Diagonal Street, thence in a Northeasterly direction along the Northerly line of Diagonal Street 12.7 feet to the Southwest corner of said Lot 20, thence North along the West line of Lot 20 to place of beginning, ever since the date of said deed, and that the said Hugh Welch and Margaret Welch 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 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 prior to Jan. 1, 1930.

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

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 31 1954

Wilma M. Wade Recorder