A. E. Emerson & J. F. Willcox To The Public | #2908 Fee $1.00 VGT | Filed for record the 30 day of April A. D. 1954 at 1:30 o'clock P. M. Wilma M. Wade, Recorder

AFFIDAVIT

State of Iowa Madison County) ss:

I, A. E. Emerson, and I, J. F. Willcox, of said county and state, being first duly sworn on oath, depose and say that we have been residents of Madison County, Iowa, for more than 20 years last past, and during all of said time have lived in the neighborhood of and been familiar with the title, ownership, and occupancy of Lots 7 and 8 in Block 2 of Bowlsby's Addition to the Town of Winterset, Madison County, Iowa, and we know of our own personal knowledge that Mary B. Kirby entered into possession of said real estate on or about Feb. 23, 1951, under and by virtue of the quit claim deed recorded in Town Lot Deed Record 28, page 329, of the records of said county, and that she and her 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 and that said Mary B. Kirby now enjoys peaceable possession thereof.

We further state that we are in no way interested in the title to the real estate above described, but make this affidavit at the request of the present owner thereof for the purpose of establishing of record the facts above set forth.

A. E. Emerson
J. F. Willcox

Subscribed in my presence and Sworn to before me by the above named affiants this 2nd day of February, A. D. 1954.

(DISTRICT COURT SEAL) COMPARED Pearl E. Shetterly Clerk of Court in and for Madison County, Iowa.

Harley Pearson By Webster & Frederick, Attys. To W. J. Madsen et al | #2923 Fee $ 2.20 VGT | Filed for record the 1 day of May A. D. 1954 at 8:30 o'clock A. M. Wilma M. Wade, Recorder

NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT

RECEIVED 1954 APR-1 AM 9:04
TOM KELLY Sheriff Polk County

TO... W. J. MADSEN, MATILDA M. MADSEN, CARL DARE, JANE W. DARE, YOUNKER BROS., INC., and MORRIS PLAN COMPANY, Des Moines, Iowa:

YOU AND EACH OF YOU ARE HEREBY NOTIFIED that the undersigned vendor hereby elects to declare the whole amount of the unpaid balance of the purchase price under one (1) certain Contract dated March 1, 1952, entered into by and between Harley Pearson and Ulhma Pearson, husband and wife, and W. J. Madsen and Matilda M. Madsen, providing for the sale of the following described real estate, to-wit:

East Half of the Southeast Quarter; and all that part of the Southwest Quarter of the Southeast Quarter lying South of the North bank of Cedar Creek; and all that part of the Southeast Quarter of the Southwest Quarter lying South and West of the North and East bank of Cedar Creek; and the Southwest Quarter of the Southwest Quarter of Section 21; and North Half of the Southeast Quarter; and North Half of the Southwest Quarter; and Southwest Quarter of the Southwest Quarter of Section 22; and North Half of the Northeast Quarter; and North Half of the Southwest Quarter of the Northeast Quarter; and Northwest Quarter of Section 28; and a tract of land described as follows: commencing at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 29, running thence West 24 rods, thence North 21 rods and 3 links, thence East 5 rods and 11 links, thence North 6 rods, thence West 2 rods and 15 links, thence North 10 degrees West 12 rods and 24 links to a point where a branch running through said tract crosses the North line of the Southeast Quarter of the Northeast Quarter of the Northeast Quarter, thence East