RETURN OF SERVICE

State of Iowa Madison County) ss

The within Notice of Forfeiture of Real Estate Contract, received this 31st day of March, 1954, and I certify that on the 31st day of March, 1954, I served the same on Carl Dare by delivering a copy of the same to him personally, in Union Township, Madison County, Iowa.

And I certify that on the 31st day of March, 1954, I served the same on Jane W. Dare at her dwelling house or usual place of abode in Union Township, Madison County, Iowa, and which place was not a rooming house, hotel, club or apartment building, by there delivering a copy thereof to Carl Dare, a person residing therein who was then at least eighteen years old.

Fees
Service $1.25
Mileage $ .72
Total $1.97 Paid by Plaintiff Attorney

Cecil A. Letz
Sheriff of Madison County, Iowa.
By J. Clair Boyd
Deputy Sheriff

COMPARED

Haldean Severn & wife
To
Gene W. Foster

#2929
Fee $1.00 VGH

Filed for record the 1 day of May A. D. 1954 at 10:15 o'clock A. M.
Wilma M. Wade, Recorder
Mary E. Welty, Deputy

POWER OF ATTORNEY (Special)

KNOW ALL MEN BY THESE PRESENTS; THAT HALDEAN SEVERN, and JANICE E. SEVERN, his wife, have appointed and do hereby appoint GENE W. FOSTER attorney in fact for them and in their names to make, sign, seal, execute, and acknowledge, and deliver deed, covenants, indentures, agreements, mortgages, deeds of trust and reconveyances thereunder, hypothecations, evidences of debt, releases and satisfaction of mortgage, judgments and other debts, and such other instruments in writing of whatever kind and nature as may be necessary convenient or proper in the premises with respect to all that certain real property situate in the State of Iowa, County of Madison, more particularly described as follows:

Lot 3, Block 9, Hartman and Young's Addition to the Town of St. Charles.

GIVING unto their said attorney authority to do whatever is necessary to be done in and about the aforesaid business as fully as they could do if personally present, hereby ratifying all that their said attorney, shall do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF We have hereunto set hands this - day of April one thousand nine hundred and fifty-four.

Signed and Delivered in the Presence of --

Haldean Severn
Janice E. Severn

STATE OF CALIFORNIA County of SACRAMENTO) ss.

On this - day of April in the year of our Lord one thousand nine hundred and fifty-four, before me, a Notary Public in and for the said County of Sacramento, State of California, residing therein, duly commissioned and sworn, personally appeared HALDEAN SEVERN and JANICE E. SEVERN, his wife, known to me to be the persons described in and whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in said County of Sacramento the day and year in this certificate first above written.

NOTARIAL SEAL

Mary E. Kelley Notary Public
in and for the County of Sacramento, State of California
My commission expires March 19, 1958.

Edgar Mahan
To
The Public

#3025
Fee $ 1.00 VGH

Filed for record the 7 day of May A. D. 1954 at 10:00 o'clock A. M.
Wilma M. Wade, Recorder

AFFIDAVIT

STATE OF IOWA MADISON COUNTY) SS:

I, Edgar Mahan, being first duly sworn on oath depose and say:

That I am a resident of Madison County, Iowa, and have resided therein since prior to January 1, 1940, and during all of said time I have been acquainted with the use, occupancy and possession of the following described property:

The East Half (E½) of the Northeast Quarter (NE¼) and the Northeast Quarter (NE¼) of the Southeast

Quarter (SE¼) of Section Twenty-two (22), the North Half (N½) of the Southeast Quarter (SE¼) and the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) and the South Half (S½) of the Southwest Quarter (SW¼) and the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section Twenty-three (23), and the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of Section Twenty-six (26), all in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa,

and that I am presently the tenant in possession thereof under lease with R. H. Willits of Des Moines, Iowa.

That I have personal knowledge of the matters herein referred to.

That R. H. Willits and Marguerite Willits acquired title to said property in joint tenancy on November 2, 1948; that Marguerite Willits died at Des Moines, Iowa, on October 16, 1952, and as surviving joint tenant, R. H. Willits is the owner of said property.

That my possession of said property is the possession of my landlord, the said R. H. Willits, and the said R. H. Willits is the present owner of record of said property.

That the said R. H. Willits and his grantors, immediate and remote, have been in actual, open, adverse, notorious, hostile, continuous and exclusive possession of said property since and prior to January 1, 1940, as shown by the records of Madison County, Iowa, and have held such possession under color of title, claim of right and claim of ownership in fee simple since and prior to January 1, 1940. That said possession has been peaceable and undisturbed and to my knowledge and belief the title has never been questioned or disputed since January 1, 1940.

This affidavit is made for the purpose of establishing title to the above described property in accordance with Section 614.17 of the Code of Iowa and for the purpose of being recorded in accordance with the provisions of Sections 558.8 and 614.17.

Edgar Mahan

Subscribed and sworn to before me by Edgar Mahan this 7th day of May, 1954.

(Notarial Seal)

Esther Cochran Notary Public
in and for Madison County, Iowa.

RECORDER'S CERTIFICATE

STATE OF IOWA MADISON COUNTY) SS:

I, the undersigned, being the County Recorder of Madison County, Iowa, do hereby certify that the foregoing affidavit was filed by the owner in possession of said real estate, R. H. Willits, as named in said affidavit.

Witness my hand this 7 day of May, 1954.

COMPARED

Wilma M. Wade
Recorder of Madison County, Iowa.

Oliver Perry Haxton
To
The Public

#3054

Fee $1.00 VGB

Filed for record the 10 day of May A. D. 1954 at 8:20 o'clock A. M.

Wilma M. Wade, Recorder

REVOCATION OF POWER OF ATTORNEY

STATE OF CALIFORNIA COUNTY OF Santa Cruz: ss

I, Oliver Perry Haxton of 118 Grandview, Santa Cruz, California, being first duly sworn on oath, depose and say, to-wit:

That on October 18, 1943, I executed an instrument, the same being a Power of Attorney, to my father, Ollie P. Haxton, by which I gave to Ollie P. Haxton, the grantee therein, the power to execute and deliver good and sufficient instruments for the pledging, mortgaging or deeding of the

Southwest Quarter (SW¼) of Section Eight (8), Township Seventy-seven (77), North of Range Twenty-nine (29), West of the 5th P. M., Madison County, Iowa.

That said Power of Attorney provided that it was to remain in full force and effect until revoked by the undersigned who executed said Power of Attorney as grantor by means