tract, thence N., 3° 30' W., along the W. line of said 40-acre tract, 577 feet to the public road, thence along said road S., 76° 53' E., 519 feet, thence S., 70° 37' E., 700 feet, thence S., 56° 08' E., 200 feet, thence S., 75° 29' E., 193 feet, thence S., 13° 35' W., 290 feet, thence S., 33° 02' W., 200 feet to the W. line of the SW¼ SE¼, thence N. on said line 2° 20' W., 440 feet to the point of beginning, containing 11.6 acres more or less of Sec. 16, and the N½ NW¼ of Sec. 21, all in Twp. 74, Range 27.

I further state that Orlo C. Share and Ruth I. Share have been and are now in actual possession of the said real estate, that they and their grantors, immediate and remote, have been in actual, open, adverse, notorious, hostile, continuous, and exclusive possession of said premises 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, and that said possession has been peaceable and undisturbed and that the title has never been questioned or disputed to my knowledge and belief.

This affidavit is made for the purpose of establishing title to the above described property in accordance with Sections 614.17 and 614.23 of the 1950 Code of Iowa, as amended, and for the purpose of being recorded in accordance with the provisions of Sections 558.8 and 614.17 of the 1950 Code of Iowa, as amended.

I further state that I make this affidavit from my own personal knowledge and for the purpose of clearing the defects in the chain of title to the above described property.

Further affiant sayeth not.

Claude N. Shearer

Subscribed and sworn to before me, a Notary Public, this 17th day of March, 1954.

(Notarial Seal) E. E. Hull, Notary Public
in & for Madison County, Iowa.

State of Iowa County of Madison: ss.

I, Wilma M. Wade, County Recorder in and for said County and State aforesaid, hereby certify that the foregoing affidavit was filed in my office by the owners in possession as named in said affidavit, or by their attorney-in-fact, as shown by the records and recorded and entered on the records thereof on the 19 day of July, 1954.

COMPARED Wilma M. Wade Recorder

E. E. Douglas
To
V. M. Ritter

#4039
Fee $1.00 √GH

Filed for record the 20 day of July A. D. 1954 at 10:40 o'clock A. M.
Wilma M. Wade, Recorder
Mary E. Welty, Deputy

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That I, E. E. Douglas of Winterset, Madison County, Iowa, do hereby make, constitute and appoint V. M. Ritter of Winterset, Madison County, Iowa, my true and lawful attorney for me in my stead to manage and control all of the real estate owned by me; to execute all necessary leases, agreements, releases, income tax returns, property tax assessment rolls and certificates, including application for homestead exemption; loan and collect money; to pay and adjust all accounts or claims against me; giving and granting unto my said attorney full power and authority to do and perform each and every act and thing whatsoever required and necessary to be done in and about the premises, as fully as I might or could do if personally present, reserving the right to revoke this Power at pleasure: and I hereby ratify and confirm all that my said attorney may lawfully do in the premises by virtue hereof.

WITNESS my hand this 30th day of March, 1954.

E. E. Douglas

STATE OF IOWA MADISON COUNTY) ss

On this 30th day of March, 1954, before me, Robert O. Frederick, a Notary Public in and for Madison County, Iowa, personally appeared E. E. Douglas, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged

that he executed the same as his voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed my Notarial Seal the day and year last above written.

NOTARIAL

Robert O. Frederick Notary Public
in and for Madison County, Iowa.

H. G. Tilton &
Harry F. Anderson
To
The Public

#4087

Fee $1.40 VGH

Filed for record the 24 day of July A. D. 1954 at 11:46 o'clock A. M.
Wilma M. Wade, Recorder
Mary E. Welty, Deputy

AFFIDAVIT OF ADVERSE POSSESSION

STATE OF IOWA MADISON COUNTY) SS:

I, H. G. Tilton, and I, Harry F. Anderson, being first duly sworn, on oath depose and say (each of us speaking for himself only) that at all times herein referred to I have been a resident of Madison County, Iowa, and that I have resided continuously therein for a period of over thirty (30) years; that I have been personally acquainted with the following described premises situated in Madison County, Iowa, to-wit:

North 12½ acres of the East Half of the Northeast Quarter of the Northwest Quarter of Section Ten (10), Township Seventy-five (75) North, Range Twenty-seven (27) West of the Fifth P. M., Madison County, Iowa;

and with the ownership and occupancy thereof, and was personally acquainted with Lula B. Neal, formerly Lula B. Blair, who was up until the time of her death the owner of said real estate, she having died testate on or about the 19th day of March, 1954, and whose estate is now in the process of probate in the District Court of Madison County, Iowa, being Probate File No. 5570 found in Probate Docket M at page 347, and in which the real estate above described is listed as a part of the assets of said estate, and know that Lula B. Neal was in actual possession of said land and that she and her predecessors in the chain of title under which she claimed the ownership and the right of possession of said premises have since prior to January 1, 1922, been in the continuous, actual, visible, open, notorious, exclusive and hostile 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 of possession of said present owners, or of those under whom they claim, has been disputed or openly attacked by anyone.

That John T. Blair died testate, a resident of Madison County, Iowa, on or about April 7, 1908, and that his estate was probated in the District Court of Madison County, Iowa, being Probate File No. 1864; that in said estate proceedings and in connection with the chain of title to the real estate herein described, wherever the names Millie L. Traster or Millie L. Traester appear, they refer to one and the same person; that wherever the names Elizabeth F. Villard, Elizabeth F. Villiers, or Fannie Villard appear, they refer to one and the same person.

That this Affidavit is made for the purpose of establishing title to said described property in accordance with the provisions of Sections 614.17 - 614.20 of the 1950 Code of Iowa, and for the purpose of being recorded in accordance with the provisions of Sections 558.8 and 614.17 of the 1950 Code of Iowa.

That I have no personal interest in said land but make this affidavit at the request of the legatees and devisees named in the Last Will and Testament of Lula B. Neal, the present owners, in support of their title in order that the same may be filed for record and for the purpose of clearing the defects in the chain of title to the above described property.

Further Affiants sayeth not.

H. G. Tilton
Harry F. Anderson

Subscribed in my presence and sworn to before me by the said H. G. Tilton and Harry F. Anderson this 19th day of July A. D. 1954.

Charles D. Van Werden Notary Public
in and for said County.

(Notarial Seal)