and sealed on behalf of Bristol Motor Company by authority of its stockholders, and that they acknowledged said instrument to be the voluntary act and deed of the corporation by them voluntarily executed.

Witness my hand and Notarial Seal at Earlham, Iowa, in the County of Madison, State of Iowa, the day and year last above written.

(Notarial Seal)

Myron A. DeVore Notary Public
in and for Madison County, Iowa.

OFFICE OF THE SECRETARY OF STATE
Des Moines, Iowa.

This instrument recorded in Book N-15, page 126, July 26, 1954 Expires April 14, 1967, Cert. No. 4207, Receipt No. 4207 Filed by Walter R. Brown Atty, Des Moines, Iowa, Filing Fee 1.00 Recording Fee .50 COMPARED Melvin D. Synhorst Secretary of State

---

Della H. James
To
The Public

#4214
Fee $ 2.20 VGH
AFFIDAVIT

Filed for record the 5 day of August A. D. 1954 at 11:30 o'clock A. M.
Wilma M. Wade, Recorder

STATE OF IOWA MADISON COUNTY) SS:

I, Della H. James, being duly sworn, depose and say: that I am a resident of Winterset, Iowa, and of legal age, and am the widow of Oliver James, who died on July 9, 1948, a resident of Madison County, Iowa, and whose estate was probated as No. 5118 Probate in Madison County, Iowa, District Court, and that I married said Oliver James in the year 1913; that I was a grantee in a deed made, executed and delivered by said Oliver James and myself, dated June 18, 1947, conveying to said Oliver James and myself (Della H. James) as joint tenants, and not as tenants in common, with full right of survivorship, real estate in Madison County, Iowa, described as the South Half of the Northeast Quarter, of the Northwest Quarter, of the Northeast Quarter, of Section 36, Township 76 North, Range 28 West of the 5th P. M., which deed is recorded in Deed Record 84 of the records of Madison County, Iowa, at Page 48, and I was also a grantee in a deed dated June 18, 1947, made, executed and delivered by said Oliver James and myself, conveying to said Oliver James and myself, as joint tenants, and not as tenants in common, with right of survivorship, real estate in Madison County, Iowa, described as the East Twenty-two (22) feet of the South Ninety-one (91) feet of Lot One (1) in Block One (1) of the Original Town of East Peru, Iowa, which deed is recorded in Town Lot Deed Record 32 of the records of Madison County, Iowa, at Page 150, and that on January 29, 1948, a deed was made, executed and delivered by said Oliver James and myself, conveying to said Oliver James and myself, as joint tenants and not as tenants in common, with the right of survivorship, real estate in the City of Winterset, Iowa, described as Lot Eight (8) in Block Nine (9) of West Addition to the Town of Winterset, Iowa, which deed is recorded in Town Lot Deed Record 32 of the records of Madison County, Iowa, at Page 83, and that also, on January 29, 1948, a deed was made, executed and delivered by myself and said Oliver James, conveying to myself and said Oliver James, as joint tenants, and not as tenants in common, with the right of survivorship , the Southwest Quarter, and the Southwest Quarter of the Southeast Quarter, of Section 13, in Township 77 North, Range 26 West of the 5th P. M., which deed is recorded in Deed Record 82 of Madison County, Iowa, at Page 561, and that I was the owner, in my own right, of the real estate last described, at the time of the making of the deed last mentioned, and that I inherited property through the estate of my father, Nelson Howell, of Madison County, Iowa, who died in 1908, and that my ownership of the real estate last mentioned resulted from such inheritance, and that said Oliver James never contributed to the acquiring of the real estate last mentioned, and that said Oliver James acquired said Lot Eight (8) in Block Nine (9) of West Addition to the Town of Winterset, Iowa, in the year 1916, and that the house now situated thereon was built thereafter, and that when said deeds were made,

executed and delivered on January 29, 1948, the fair market value of said real estate last described exceeded the fair market value of said real estate described as the Southwest Quarter, and the Southwest Quarter of the Southeast Quarter, of Section 13, in Township 77 North, Range 26 West of the 5th P. M., but the amount of such excess was not more than $3,000.00, and that, for consideration of gift tax possibility, such excess would be reduced below $3,000.00 by reason of improvements placed upon said property out of my own separate money; that said Oliver James did not make any other transfer or conveyance, to me or anybody else, or have any other transaction with me or anybody else, in the year 1948 which would constitute a gift for gift tax purposes; that the property in U. S. War Savings Bond form, payable to said Oliver James "or" Della H. James, listed under Schedule IV of the Preliminary Inheritance Tax Report in said Estate of Oliver James, Deceased, and which passed to myself, Della H. James, as survivor, did not constitute property which could be involved in any gift tax liability; that, in regard to the conveyances under the said deeds made, executed and delivered on June 18, 1947, and recorded in Deed Record 84, at Page 48, and in Town Lot Deed Record 32, at Page 150, of the records of Madison County, Iowa, title to said real estate in East Peru, Iowa, was acquired by said Oliver James in 1924, and the building now located thereon was built thereafter, and title to the said property described as the South Half of the Northeast Quarter, of the Northwest Quarter, of the Northeast Quarter, of Section 36, Township 76 North, Range 28 West of the 5th P.M., was acquired by said Oliver James in 1922, and that I used income from my own, separate property, which I owned in my own right, independent of said Oliver James, in such a way, in making payments in our business transactions, that said Oliver James had the benefit of my own, separate funds in acquiring and making permanent improvements on the said two parcels of real estate last referred to, and that on June 18, 1947, the date of the said two deeds last referred to, I had furnished to said Oliver James, consideration for the conveyancesmade by me by said two deeds last referred to, in the amount of one-half of the fair market value of said property, and that the acquiring of rights by me under said deeds did not constitute transactions subject to gift tax liability, and that said Oliver James did not make any other transfer or conveyance to me or to anybody else, or have any other transaction with me or anybody else, in the year 1947, which would constitute a gift for gift tax purposes; that I have been well acquainted with the business affairs of said Oliver James, as well as my own business affairs, since my marriage with said Oliver James, and know the facts stated herein.

Della H. James

Subscribed in my presence and sworn to before me by said Della H. James this 4th day of August, 1954.

NOTARIAL SEAL

Marguerite Gallery Notary Public
in and for Madison County, Iowa.

W. G. Jackson and
H. Claude Peer
To
The Public

#4274

Fee $1.00 VGR

Filed for record the 11 day of August A.D. 1954 at 10:05 o'clock A.M.

Wilma M. Wade, Recorder

AFFIDAVIT OF ADVERSE POSSESSION

STATE OF IOWA MADISON COUNTY)SS:

I, W. G. Jackson and I. H. Claude Peer, being residents of Madison County, State of Iowa, having resided in Madison County, Iowa, for a period of more than fifteen (15) years last past, each for myself and on my own behalf being first duly sworn on oath, depose and say, to-wit: That my residence has been in the neighborhood of the following described real property, to-wit:

Lot Twelve (12) and the North 40 Feet of Lot Eleven (11) in Block Eighteen (18) of the Original Town of Earlham, Madison County, Iowa,

and that I have been acquainted with the ownership and occupancy thereof, and that I know of my own personal knowledge that Alma Benson, her heirs, grantors and assigns are now in