V. M. Ritter
To
The Public

#2745
Fee $1.00 VS

Filed for record the 8 day of April A. D. 1955 at 11:00 o'clock A.M.
Mary E. Welty, Recorder

AFFIDAVIT OF ADVERSE POSSESSION

STATE OF IOWA COUNTY OF MADISON) SS

I, V. M. Ritter on oath state that I am 70 years of age; that I reside in Madison County, Iowa, and have been such resident since prior to 1884; that at all times since prior to January 1, 1940 I have been personally acquainted with the following described real estate in Madison County, Iowa, to-wit:

The West Half of the Northwest Quarter (W½ NW¼) of Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P. M.

and with the ownership and occupancy thereof and know the facts as to its occupancy and possession.

I further state that Ralph W. Williams and his grantors, immediate and remote, has been in possession of said real estate since prior to January 1, 1940; that the possession of said land by said Ralph W. Williams and his grantors, immediate and remote, has been actual, open, notorious, hostile and adverse since prior to January 1, 1940 under color of title and claim of right as against all the world.

I further state that I have no personal interest in said land and make this affidavit at the request of the present owner in support of his title in order that same may be filed for record under the provisions of #614.17 of the 1946 Code of Iowa.

Dated at Winterset Iowa, this 7th day of April 1955

V. M. Ritter

Subscribed in my presence and sworn to before me this 7th day of April 1955

(Notarial Seal)

Cloyde R. Mills Notary Public in and for said County and State

TO THE COUNTY RECORDER: You are requested on behalf of the owner to file the above affidavit.

COMPARED

Ralph W. Williams

State of Iowa
Madison County } ss.
I hereby certify that the annexed affidavit was filed by the owner in possession of the Lands Mentioned therein. Dated April 8 1955
Mary E. Welty Recorder

Lois & James W. College
By Attys.
To
Paul Moravetz

#2786
Fee $1.20 VS

Filed for record the 11 day of April A. D. 1955 at 4:00 o'clock P. M.
Mary E. Welty, Recorder

NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT

TO: Paul Moravetz

You and each of you are hereby notifed:

(1) That the written contract dated July 9, 1954, and executed by Lois College and James W. College as Vendors and Paul Moravetz as Vendee for the sale of the following described real estate:

The West Half (½) of the Northwest Quarter (¼) of Section 25 and the East Half (½) of the Northeast Quarter (¼) of Section 26 all in Township 75 North, Range 28 West of the 5th P. M., Madison County, Iowa

has not been complied with, in respect to the terms and conditions of said contract in the following specific particulars:

(a)	Payment of $500.00 due December 1, 1954, still unpaid	$500.00
(b)	Balance of purchase price of Contract of $18,000.00 due March 1, 1955, unpaid	$18,000.00
	Total	$18,500.00

(2) That said contract will stand forfeited and cancelled as by its terms and provisions it may be, unless the parties in default, within 30 days after the completed service of this notice, shall perform the said terms and conditions in default, and in addition pay the reasonable costs of serving this notice.

Lois College
James W. College
Vendors (or Successors in Interest)