Lois Addy College et al
To
The Public

#4084
Fee $1.00 VS

Filed for record 27 day of June A. D. 1955 at 3:06 o'clock P. M.
Mary E. Welty, Recorder

AFFIDAVIT

City of Washington Dist. of Columbia ; ss

We, Lois Addy College and James W. College, being first duly sworn on oath depose and say, that we are the owners of the title to the following described real estate, to-wit:

The West Half (W½) of the Northwest Quarter (NW¼) of Section Twenty-five (25), and the East Half (E½) of the Northeast Quarter (NE¼) of Section Twenty-six (26), all in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P. M., Madison County, Iowa.

That the said Lois Addy College is also known as Lois College, and that wherever the names Lois Addy College and Lois College appear in the chain of title to the above described real estate, they refer to one and the same person.

We further state that the real estate contract dated July 9, 1954, executed by both of us as vendors and Paul Moravetz, as vendee, was defaulted by said vendee and Notice of Forfeiture served on said vendee, and that the defaults in said real estate contract by said vendee were not removed within the thirty-day period following completed service of said Notice of Forfeiture, and that said vendee's rights under said contract where thereby terminated.

The above and foregoing Affidavit has been prepared for the purpose of showing the facts herein contained by the record holders of title to said real estate.

Signed this 20th day of June, A. D. 1955.

Lois Addy College
James W. College

Subscribed and sworn to before me by Lois Addy College and James W. College this 20 day of June, A. D. 1955.

NOTARIAL SEAL

Thomas E. Elgin Notary Public
in and for City of Washington Dist of Columbia
Commission expires Sept 1, 1957.

Harry M. Switzer
To
The Public

#4111
Fee $1.80 VS

Filed for record the 29 day of June A. D. 1955 at 9:35 o'clock A.M.
Mary E. Welty, Recorder

AFFIDAVIT OF ADVERSE POSSESSION

STATE OF IOWA MADISON COUNTY :SS

I, Harry Switzer, being first duly sworn on oath, depose and say, to-wit:

That I have been familiar with and have known the owner of the real estate hereinafter described since prior to January 1, 1940.

That I am the Secretary of the Penn Township School Board of Madison County, State of Iowa. That said School Board is the owner and titleholder of the following described real estate, to-wit:

A tract of land consisting of an acre in the Southwest Corner of the South Half of the Southwest Quarter (S½ SW¼) of Section Twenty-seven (27), Township Seventy-seven (77), North of Range Twenty-nine (29), West of the 5th P. M., Madison County, Iowa.

That it obtained the same by Warranty Deed from Giddon W. Seavey, a single person, on or about the 10th day of November, 1867, which deed was shown as being transferred from the County Auditor's Office and filed of record in the Office of the County Recorder of Madison County, State of Iowa, in Book 5, page 344. That said Warranty Deed described this School Board, which was the actual grantee therein as the District Township of Penn of the County of Madison, State of Iowa, That this School Board is the successor and assign, and the actual grantee of said deed.

That immediately after the execution of said Warranty Deed, the Penn Township School Board of Madison County, Iowa, took possession of said real estate, built a schoolhouse thereon and conducted a public school therein until the 1st day of June, 1942, when said school was closed on the 1st day of June, 1942; the school was closed with intention and

State of Iowa } ss.
Madison County }

I hereby certify that the annexed affidavit was filed by _____ the owner in possession of the Lands Mentioned therein. Dated June 29 1955

Mary E. Welty Recorder

purpose that it be permanently closed and not have school conducted therein again. That it has been permanently closed for more than two years.

That I personally know that said School Board has held title to said real estate and possession thereunder since prior to January 1, 1940, in good faith and that such possession has been actual, open, and adverse to the claims and rights of all persons whomsoever; that such possession was and is public, visible, notorious, exclusive, continuous, peaceable, absolute, and undisturbed, all under claim of title by and through said Warranty Deed. That said property has been exempt from the payment of taxes by reason of having been owned by said School Board.

That no claim of any kind is or has been asserted, expressed or filed of record which is or was antagonistic to the possession, rights, claims and titles of said present titleholder or its grantors.

That this affidavit is made in support of the chain of title to the above described real estate.

Dated this 25 day of June, A. D., 1955.

Harry M. Switzer Secretary

STATE OF IOWA MADISON COUNTY :SS

On this 25 day of June, 1955, before me H. Claude Peer, a Notary Public in and for Madsion County, Iowa, personally appeared Harry Switzer, to me known to be the identical person named in and who executed the above and foregoing instrument and acknowledged that he executed the same as his voluntary act and deed for the purposes therein expressed.

(Notarial Seal)

H. Claude Peer Notary Public
in and for Said County.

We, Robert E. Bobst, Dale R. Boyle, Jasper Lenocker, Fred Morford, Jr., Paul J. Willrich, Alvin C. Scar, Pete Schafer Members of the Penn Township School Board of Madison County, Iowa, the owner in possession of the above described real estate, hereby request that the above affidavit be filed of record as an instrument affecting the title to the above property; and we further request that the County Recorder enter upon the margin of the public record of this affidavit after it has been filed and recorded, a certificate to the effect that this affidavit was filed by the owner in possession.

We do further by these presents make, constitute and appoint, H. Claude Peer, our true and lawful attorney in fact for us and in our place and stead to file this affidavit with the County Recorder of Madison County, Iowa, as provided by law.

IN WITNESS WHEREOF, we have hereunto set our hands this 25 day of June, A.D. 1955.

Robert E. Bobst
Dale R. Boyle
Jasper Lenocker
Fred Morford, Jr.
Paul J. Willrich
Alvin C. Scar
Pete Schafer

STATE OF IOWA MADISON COUNTY :SS

I, the undersigned County Recorder in and for said County and State hereby certify that the foregoing affidavit was filed in my office on the 29 day of June, A. D., 1955, by the owner in possession as named in said affidavit or by the attorney in fact, as shown by the records, and entered on the records thereof.

Mary E. Welty, County Recorder

I hereby authorize the County Recorder to file of record and record the above and foregoing affidavit of adverse possession.

Harry M. Switzer Secretary

COMPARED

Penn Township School Board To Stanley O. Nelson — #4112 — Fee $1.20 VS

Filed for record the 29 day of June A. D. 1955 at 9:38 o'clock A.M.

Mary E. Welty, Recorder

RESOLUTION BY THE PENN TOWNSHIP SCHOOL BOARD
OF MADISON COUNTY, IOWA

WHEREAS, on or about the 10th day of November, 1867, Giddon W. Seavey, a single person, executed and delivered a Warranty Deed to this School Board to the following described real