Iowa, and of legal age; that I am now, and for a number of years past have been, engaged in business as a real estate broker in Winterset, in Madison County, Iowa; that I have been personally acquainted with Curtis E. Poland, a resident of Madison County, Iowa, for many years, and that I know that he is the son of Margaret M. Poland, late of Winterset, Iowa, deceased, whose estate was probated as No. 5625 Probate in Madison County, Iowa, District Court, and I know he sometimes signs his name as C. E. Poland, and that I acted as real estate broker in making the contract of sale by said Curtis E. Poland and Ione Hann and J. W. Poland, and their spouses, to Myrtle Foster, of Madison County, Iowa, for the sale of the real estate in the City of Winterset, Iowa, described as Lot One (1) in Block Eight (8) of Pitzer & Knight's Addition to the City of Winterset, Madison County, Iowa, which contract is recorded in Town Lot Deed Record 35 in the office of the County Recorder of Madison County, Iowa, at Page 255, and I know of my own knowledge that the person who signed said contract by the name of C. E. Poland was one and the same and the identical person as the said Curtis E. Poland hereinbefore referred to, who is a son of said Margaret M. Poland, Deceased, and who is referred to as Curtis E. Poland in the listing of parties in the first part of said contract; all of which is true, as I verily believe.

E. W. Cummins

Subscribed in my presence and sworn to before me by said E. W. Cummins this 9th day of August, 1955. NOTARIAL SEAL

Daniel J. Gallery Notary Public in and for Madison County, Iowa.

Helen M. Jewell To The Public

#4824

Fee $1.20 √S

Filed for record the 18 day of August A. D. 1955 at 3:00 o'clock P. M.

Mary E. Welty, Recorder

AFFIDAVIT

STATE OF IOWA COUNTY OF POLK) SS

I, Helen M. Jewell, being first duly sworn on oath depose and say that I am the present holder of the record title and in possession of the following described real estate, to-wit:

A tract of land commencing at a point 11 rods 6½ feet East of the Northwest corner of the SE¼ NE¼ Section 23-75-26, and running thence N. to the S. side of Main Street in the Town of St. Charles, thence E. 60 feet, thence S. 264 feet, thence W. 60 ft., thence N. to the point of beginning; together with all right, title and interest in and to the Easement for right of way purposes fully described in Deed Rec. 84, page 329 in the Office of the County Recorder, Madison County, Iowa, of a strip of land 20 ft. in width located approximately 230 ft. S, of the S. line of Main Street, St. Charles, Iowa, and extending from Cherry Street in a Westerly direction to the S. part of the tract of real estate described above.

having obtained title by Quit Claim deed from Alfred D. Jewell dated July 23, 1953, and I further state that I and my grantors, immediate and remote, have been in open, actual, continuous, notorious, adverse possession of said premises under claim of right and color of title, and held the chain of title to said property since prior to January 1, 1940, and that no claim of any kind adverse to the possession and ownership of the said parties aforementioned is now pending or has been asserted or made as to any of the above property nor against any of the owners or occupants thereof since prior to January 1, 1940.

I authorize the Recorder of Madison County, Iowa to file this affidavit in behalf of the titleholder.

Helen M. Jewell

Subscribed and sworn to before me this 29 day of July, 1955.
(Notarial Seal)

H. K. Holden - -

CERTIFICATE OF COUNTY RECORDER

This is to certify that the within and foregoing affidavit was filed in the Office of the Recorder of Madison County, Iowa, on the 18 day of August, 1955, by Helen M. Jewell the said affiant owner in possession.

COMPARED

Mary E. Welty
Recorder of Madison County, Iowa