and Peggy Jean Clark, dated September 13, 1955, and shown in Deed Record Book No. 87 at page 188 in the office of the County Recorder of Madison County, Iowa, was made subject to said liens and incumbrances.

I further depose and say that I am acquainted with the fair and reasonable market value of the entire tract of said real estate, and that the amount of said liens and incumbrances against the life estate of Kenneth Clark was in excess of the fair and reasonable market value of said life estate. That the Warranty Deed, above mentioned, was executed in consideration of the grantees assuming the payment of the liens and charges of record against said real estate, and that said grantees, through their duly appointed guardian, have satisfied said liens and charges.

Shirley A. Webster

Subscribed and sworn to before me by Shirley A. Webster this 11th day of January, A.D. 1956. NOTARIAL SEAL

Wanda Finney Notary Public in and for Madison County, Iowa

J. Paul Scrivner To The Public — #961 — Fee $1.00 V G.H.

Filed for record the 23 day of February A. D. 1956 at 2:03 o'clock P. M.

Mary E. Welty, Recorder

AFFIDAVIT

STATE OF IOWA MADISON COUNTY) ss.

I, J. Paul Scrivner, of legal age and being first duly sworn on oath depose and state: That I am a resident of Madison County, Iowa and that I am personally acquainted with the following described real estate, to-wit:

Lots Eleven (11), Twelve (12) and Thirteen (13) in Block Four (4) in West St. Charles, Madison County, Iowa

and I have known the same continuously for 19 years last past.

That I am now in complete possession of all of said real estate, and the present owner of record thereof, and that this affiant and his grantors immediate and remote, held the chain of title to all of said real estate, and the open, unequivocal, peaceful, notorious, uninterrupted, adverse, exclusive, apparent, actual possession thereof continuously since prior to January 1, 1940 which I know from my personal knowledge of said real estate during all of the period of time since said date.

That this affidavit is made for the purpose of stating the facts of record herein set forth and is made in compliance with Chapter 614.17 of the 1954 Code of Iowa.

J. Paul Scrivner

Subscribed and sworn to before me this 23rd day of February, 1956.

NOTARIAL SEAL

Gordon K. Darling Notary Public in and for Madison County, Iowa

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Claude N. Shearer To The Public — #1026 — Fee $1.00 V G.H.

Filed for record the 27 day of February A. D. 1956 at 2:50 o'clock P. M.

Mary E. Welty, Recorder

AFFIDAVIT

STATE OF IOWA MADISON COUNTY) SS

I, CLAUDE N. SHEARER, of said County and State, being first duly sworn, on oath depose and state that I am well and personally acquainted with the following described real estate, to-wit:

Lot Four (4) in Block One (1) of Stouffer's Addition to the Town of St. Charles, Madison County, Iowa,

and with the ownership thereof by Charles S. Miller and A. Berniece Miller; that I know of my own personal knowledge that the said Charles S. Miller made no gift during the year 1953 other than such gift as may arise by reason of the conveyance of said real estate, the same being owned in joint tenancy by the said Charles S. Miller and A. Berniece Miller husband and wife. That I know of my own personal knowledge that the value of said real estate on the 5th day of July, 1950, and on the 5th day of February, 1953, was not in excess of Three Thousand ($3,000) Dollars.

Claude N. Shearer

NOTARIAL SEAL

Subscribed and sworn to before me this 20th day of February A. D. 1956.

Martha K. Paton Notary Public
in and for said County.

Adolph Hokuf et al By Attys. To W. A. & Marjorie A. McAleer

#1060

Fee $1.20 CH.

Filed for record the 29 day of February A. D. 1956 at 9:39 o'clock A. M.

Mary E. Welty, Recorder

NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT

TO: W. A. McAleer and Marjorie A. McAleer

You and each of you are hereby notified:

(1) That the written contract dated September 22, 1952, and executed by Adolph Hokuf and Lillian L. Hokuf as Vendors and W. A. McAleer and Marjorie A. McAleer as Vendees for the sale of the following described real estate:

The Southwest Quarter (SW¼) of Section Twenty-six (26); the North Half of the Northeast Quarter (N½ NE¼) and the South Half of the Northeast Quarter (S½ NE¼) and the Northeast Quarter of the Northeast Quarter of the Northwest Quarter (NE¼ NE¼ NW¼) and the South Half of the Northeast Quarter of the Northwest Quarter (S½ NE¼ NW¼) and the East Half of the Southeast Quarter (E½ SE¼) of Section Twenty-seven (27) all in Township Seventy-four (74) North, Range Twenty-seven (27), 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)	Failure to pay principal payment of $1,100.00 due November 15, 1954.	$1,100.00
(b)	Failure to pay interest due November 15, 1954, in the amount of $278.00	278.00
(c)	Failure to pay interest due May 15, 1955, in the amount of $278.00	278.00
(d)	Failure to pay entire amount of Contract with interest thereon from May 15, 1954, in the amount of $14,595.00 with interest thereon at 4% from August 15, 1955.	14,595.00
	Total	$14,595.00

Total as shown on instrument

(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.

Adolph Hokuf
Lillian L. Hokuf
Vendors (or Successors in Interest)

WEBSTER & FREDERICK
By Robert O. Frederick Their Attorneys
Address: Farmers & Merchants State Bank Bldg.
Winterset, Iowa

RETURN OF SERVICE-Personal

State of Nebraska County of Sarpy)ss.

The undersigned first being duly sworn, upon oath deposes and states that he served the notice on the obverse side hereof on each of the persons to whom said notice is addressed, and named below, by delivering a copy of said notice to each of said persons at the time and place set opposite their respective names; to wit:

Person Served	Month	Day	Year	County	State
W. A. McAleer	9	7	1955	Sarpy	Nebraska
Marjorie A. McAleer	9	7	1955	Sarpy	Nebraska

Ernest J. Arp Sheriff

Subscribed in my presence and sworn to before me by said affiant this 8 day of Sept. 1955.

Geo. F. Nicholson Clerk
by Esther Ruff Deputy

FEES:

Service & return	$ .75
Copy	.50
Mileage	2.00
Total	$3.25

COMPARED