their true and lawful Attorney-in-Fact, with full right, power and authority for them, and in their names, place and stead:

To endorse all my government pension checks and social security checks in my behalf and to deposit said checks in my account in the Union State Bank of Winterset, Iowa, to collect all moneys due me and endorse and cash all other checks payable to me and deposit the proceeds therefrom in my checking account in the Union State Bank of Winterset, Iowa; to write checks on said account to pay for my care, support, medicines, and expenses; to pay any bills or accounts incurred by me, and in general to do all things necessary to look after, manage, and handle my affairs the same as I could do if I were physically able.

Giving and Granting unto said Attorney-in-Fact the full power and authority to do and perform each and every act, deed, matter, and thing whatsoever required and necessary to be done in and about the foregoing, as fully as the undersigned might or could do if personally present and acting.

The undersigned further direct that this Power of Attorney shall take effect immediately and shall be irrevocable unless and until such time as there is filed of record a duly acknowledged revocation of this instrument in the same office in which the instrument containing this power is recorded. (Code Section 558.1)

Each of the undersigned do hereby authorize said Attorney-in-Fact to relinquish all our rights of dower, homestead and distributive share in and to the above described premises.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as feminine or masculine gender, according to the context.

Signed this 5 day of August, 1957, at - -.

E. R. Leinard

STATE OF IOWA, MADISON COUNTY, SS:

On this 5 day of August, A.D. 1957, before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared E. R. Leinard to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

NOTARIAL SEAL

Shirley A. Webster Notary Public in and for said County

Fay O'Hara
To
The Public

#2801

Fee $ 2.80 V.G.H.

Filed for record the 9 day of August A. D. 1957 at 2:45 o'clock P. M.

Mary E. Welty, Recorder

AFFIDAVIT

State of Iowa, Madison County) ss:

I, Fay O'Hara, being duly sworn, depose and say: that I am of legal age and a resident of Madison County, Iowa; that I am a daughter of W. L. Coen, who died on August 7, 1940, and who was a resident of Madison County, Iowa, at the time of his death, and whose estate was probated as No. 4500 Probate in Madison County, Iowa, District Court; that said W. L. Coen, at the time of his death, was the owner of, and in possession of, the following described real estate situated in Madison County, Iowa, to-wit:

Lots One (1) and Two (2), in Block Three (3) of the Original Town Plat of Patterson, Iowa;

Lots One (1), Two (2), Three (3) and Four (4), in Block One (1) of the Original Town Plat of Patterson, Iowa, subject to conveyance to Madison County, Iowa, by conveyance recorded in Town Lot Deed Record 17, of Madison County, Iowa, Records, at Page 37, for road purposes and for use as a public highway of the tract bounded by and included within a line running as follows: commencing at the Northeast Corner of the Town of Patterson, Iowa, running thence West along the North line of Block One of the Town of Patterson, Iowa, for 302.7 feet, thence Southeasterly for 183 feet, thence East for 169.7 feet to the East Corporation line of the Town of Patterson, Iowa, thence North 137 feet to the point of beginning;

State of Iowa } ss.
Madison County }

I hereby certify that the annexed affidavit was filed by _____ the owner in possession of the _____ as mentioned therein. Dated August 9 1957

Mary E. Welty Recorder

Lots One (1), Two (2), Three (3) and Four (4), in Block Two (2) of the Original Town Plat of Patterson, Iowa;

and a tract of land bounded by and included within a line running as follows: Commencing at the Northwest corner of Block Three (3) of the Original Town of Patterson, Iowa, running thence East on the North line of Blocks Three (3), Two (2) and One (1) of the Original Town of Patterson, Iowa, to the Northeast corner of said Block One (1), thence in a northwesterly direction on a straight line to a point 2 rods North of the point of beginning, thence South to the point of beginning, subject to public highway rights through the same as expressed in the instrument recorded in Town Lot Deed Record 17 of Madison County, Iowa, records, at Page 37, which tract of land is also described as a strip of land described as follows: Commencing at the North end of Third Street in Patterson, Iowa, and running thence East to the North East corner of the Town Plat of Patterson, Iowa, lying along and adjoining Blocks 1, 2 and 3 of the Original Town of Patterson, Iowa, said strip of land being two (2) rods wide at the West end, and running to a point at the North East corner of said Town Plat, subject to public highway rights through the same as expressed in the instrument recorded in Town Lot Deed Record 17 of Madison County, Iowa, records, at Page 37;

That I have been well and personally acquainted with said real estate, and with the ownership and possession thereof, at all times referred to herein, and I know that said W. L. Coen was the owner of and in possession of all of said real estate at the time of his death, even though some of said real estate was not listed in the files and records of the estate of said W. L. Coen, Deceased; that said W. L. Coen was the owner of and in possession of all of said real estate hereinbefore described from a point of time prior to January 1, 1915, until his death, and such possession was continuous, actual, visible, open, notorious, exclusive and hostile adverse possession thereof under claim of right to ownership and possession as against the world, and improved said property and paid taxes thereon, and neither his ownership or right to possession was disputed or attacked by anyone; that said W. L. Coen left, as one of his daughters and as one of his heirs at law, Addie Wade, who was a sister of the undersigned Fay O'Hara; that said Addie Wade died in Polk County, Iowa, on July 1, 1949, being at the time of her death a resident of Polk County, Iowa; that said Addie Wade did not leave any child or children surviving her, nor any issue or adopted child or children of any deceased child or children, nor any lineal descendant of any kind, nor any adopted child or children of any issue or lineal descendant of any kind, and that said Addie Wade never had any adopted child or children, but she left surviving her, as her surviving spouse, Charles Wade, who is still living and who is a resident of Polk County, Iowa; that said Charles Wade has remarried since the death of said Addie Wade, and his present wife is Peggy Wade, and that wherever in the chain of title to any of said real estate hereinbefore described the names Chas. Wade or Chas Wade or Charles H. Wade appear, they refer to said Charles Wade, the surviving spouse of my said sister, Addie Wade; that I was well and personally acquainted with the property which said Addie Wade owned at the time of her death, and I know that the only property which she owned at the time of her death consisted of her clothing and personal belongings, which did not exceed the sum of Two Hundred ($200.00) Dollars in market value in the ordinary course of trade, and an undivided two-fifteenths interest which she had as a daughter and heir at law of said W. L. Coen, deceased, in said real estate in Madison County, Iowa, hereinbefore described, except said Lots One (1) and Two (2), in Block Three (3) of the Original Town Plat of Patterson, Iowa, and that the market value of said undivided interest of said Addie Wade in said real estate at the time of her death, in the ordinary course of trade, did not exceed One Hundred ($100.00) Dollars, and that I am acquainted with such values and qualified to make such valuations as to said property, both personal and real, as hereinbefore stated; that said Addie Wade did not leave any

last will and testament and no estate was ever probated for her, and that all of the expenses of her last sickness and funeral and burial were paid, and that she left no unpaid debts; that said Addie Wade in her lifetime, with her husband joining, conveyed to J. W. O'Hara, my husband, her share in the real estate described as Lots One (1) and Two (2), in Block Three (3) of the Original Town Plat of Patterson, Iowa, by deed dated and delivered May 16, 1946, recorded in Town Lot Deed Record 35 of Madison County, Iowa, records, at Page 278; that said Charles Wade, as surviving spouse of said Addie Wade, was entitled to take, and did take, all of the property owned by said Addie Wade at the time of her death, under the provisions of Section 636.32 of the Code of Iowa, because the value of all of said property did not exceed the sum of Three Hundred ($300.00) Dollars at the time of the death of said Addie Wade, and that said Charles Wade and Peggy Wade, his wife, together, have conveyed to said J. W. O'Hara, my husband, all their right, title and interest in and to the said real estate hereinbefore described in which said Addie Wade had an interest at the time of her death, by deed dated and delivered May 4, 1956, recorded in Town Lot Deed Record 34 of Madison County, Iowa, records, at Page 563; that wherever in the chain of title to any of the real estate hereinbefore described the names Charles W. Coen or Clarence L. Coen appear, they refer to my brothers Charles Coen and Clarence Coen, respectively, and wherever the name Erma Coen appears it refers to Irma Coen, the wife of said Charles Coen, and wherever the name Faye O'Hara appears it refers to this affiant, Fay O'Hara; that my husband, J. W. O'Hara is the record title holder of all of said real estate hereinbefore described and is in possession of all of said real estate hreinbefore described.

Fay O'Hara

Subscribed in my presence and sworn to before me by said Fay O'Hara this 9th day of August, 1957. NOTARIAL SEAL

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

Alma Benson
To
The Public

#2867
Fee $1.20 VGH

Filed for record the 15 day of August A. D. 1957 at 2:45 o'clock P. M.
Mary E. Welty, Recorder

AFFIDAVIT OF POSSESSION

STATE OF IOWA POLK COUNTY: ss

I, Alma Benson, being first duly sworn do upon oath, depose and state that I am the record titleholder and owner of the following described real estate, to-wit:

The South 20 feet of Lot Eleven (11); Lot Ten (10), and the North 20 feet of Lot Nine (9), in Block Eighteen (18), of the Original Town of Earlham, Iowa.

That I am in possession of said real estate and that my possession and the possession of my grantors and the predecessors in my record chain of title has been open, notorious, continuous, adverse and hostile under claim of right and color of title since prior to January 1, 1940.

Dated this 23 day of July, 1957.

Alma Benson

Subscribed and sworn to before me this 23 day of July, 1957.

(Notarial Seal)

William M. Carron Notary Public
in and for Polk County, Iowa.

The undersigned, Alma Benson holder of the record title to and the party in possession of the above described real estate asks the County Recorder to record the above Affidavit in support of his (her) title to said real estate.

Alma Benson

CERTIFICATE OF RECORD

I, Mary E. Welty, Recorder of Madison County, Iowa, do hereby certify that the foregoing Affidavit was filed in my office by the owner in possession of the real estate above described in accordance with the provisions of Section 614.17 of the Code of Iowa.

Mary E. Welty Recorder of Madison County, Iowa. COMPARED