Maude J. Machesney
To
The Public

#4290
Fee $1.20 V.G.H.
AFFIDAVIT

Filed for record the 21 day of December A. D. 1957 at 10:15 o'clock A. M.
Mary E. Welty, Recorder

STATE OF IOWA, County of Polk) SS: V.G.H.

I, Maude J. Machesney, first being duly sworn, state that I am one and the same person as Maude Jones Machesney, grantor in a certain deed of conveyance to Mildred L. Jones recorded February 16, 1957 in Book 87 page 300 in the records in the office of the Recorder of Madison County, Iowa, conveying

The Northwest Quarter of the Northwest Quarter
of Section 21, Township 76 North, Range 29
West of the 5th P. M., in Madison County, Iowa,

and the same person as the affiant in an affidavit recorded in Book 26 page 289 in the records of the Recorder of Madison County, Iowa. I further state that I am the daughter of Basel Jones who died August 13, 1925 and the aunt of Mildred L. Jones, who is the daughter of Joseph E. Jones, my brother.

I further state that wherever in the chain of title to the real estate above described the names Reson S. Jones or Reason S. Jones appear, they refer to one and the same person, my brother.

I further state that the intention of the grantors in a certain deed of conveyance of said real estate recorded December 8, 1934 and recorded in Book 72 page 40 in the records of the Recorder of Madison County, Iowa, of which grantors I am the sole survivor, was to create title in the grantees or those of such grantees who might survive so that such title might be conveyed to Mildred L. Jones and that such title be so held by such grantees jointly until conveyance could be so made to or for the benefit of Mildred L. Jones. Actual ownership and possession was in Mildred L. Jones and neither the said grantees or any of them had ownership of said real estate. For that reason, such real estate was not included in the Inventory of Cora Jones Bush or Reson S. Jones and no title to said real estate passed under the Wills of either of said decedents and such real estate was not subject to inheritance tax because of the death of either of such decedents. I further state that Mildred L. Jones lived upon and made her home at the said real estate from prior to October 19, 1934 until she moved to Des Moines, Iowa, in approximately 1951.

I further state that the said deed of conveyance recorded in Book 72 page 40 as above specified was a conveyance in trust to the grantees Cora Jones Bush, Reson S. Jones and this affiant or the survivor in trust for the benefit of Mildred L. Jones and the conveyance by this affiant to Mildred L. Jones, recorded in Book 87 page 300 above referred to, fully performed such trust and carried out the intentions and purposes of Cora Jones Bush, Cora Neff Jones, Maude Jones Machesney and Reson S. Jones, grantees in the said deed of conveyance recorded in Book 72 page 40 above referred to.

I make this affidavit of my own knowledge of the facts and circumstances recited herein and for the purpose of explaining the chain of title to the said real estate above described.

Maude J. Machesney

Subscribed and sworn to before me this 19 day of December, 1957.

NOTARIAL SEAL

H. S. Hunn Notary Public
in and for Polk County, Iowa.

Arthur Gordon
To
The Public

#4291
Fee $1.20 V.G.H.
AFFIDAVIT

Filed for record the 21 day of December A. D. 1957 at 10:30 o'clock A. M.
Mary E. Welty, Recorder

State of Iowa, Madison County) ss:

I, Arthur Gordon, of said county and state, being first duly sworn on oath depose and

say that I have been a resident of the town of Winterset, Madison County, Iowa, for more than 60 years last past, and was well and personally acquainted with Frank Jefferson and his wife, Angie Jefferson, named as grantor and grantee, respectively, in the deed to Lots 1 and 4 in Block 2 of Kirkwood's Addition to said town, and know that the said Angie Jefferson is the same person who with her husband, conveyed said real estate to Myrtle Gilliam by warranty deed dated Nov. 25, 1907, and recorded in Town Lot Deed Record 11, page 367, of the records of said county, but that by mistake or inadvertence of the scrivner who drew said deed Lot 4 was omitted from the description of the property conveyed, but that Myrtle Gilliam took possession of both Lots 1 and 4 in said Block and continued in possession thereof until the date of her death on or about Apr. 2, 1930 (under the name of Myrtle Gilliam Hull).

I further state that A E. Emerson entered into possession of the East 98½ feet of said Lots 1 and 4 in Block 2 of said Kirkwood's Addition to Winterset, on or about Oct. 16, 1936, under the warranty deed recorded in Town Lot Deed Record 34, page 499, of said records, and that he and his grantors, immediate and remote, since long prior to Jan. 1, 1940, have been in the actual, open, notorious, adverse and peaceable possession of said real estate under claim of right and color of title, and that no one claiming by, through, or under the said Angie Jefferson has, during said period of time, ever claimed or asserted any right, title, or interest in or to any part thereof, to my personal knowledge, and that said A. E. Emerson now holds peaceable possession thereof.

I further state that the said Angie Jefferson died intestate, a widow, at Winterset, Iowa, many years ago, and long prior to 1930, and that she left no property of any value and no children except her one daughter, the said Myrtle Gilliam Hull, and no adopted children, and that her estate was not administered, but all her debts and claims and expense of last illness and burial were paid.

Arthur Gordon

Subscribed in my presence and Sworn to before me by the above named affiant this 21 day of December, A. D. 1957.

NOTARIAL SEAL

Harry F Anderson Notary Public
in and for Madison County, Iowa.

State of Iowa
Madison County } ss.

I hereby certify that the annexed affidavit was filed by A. E. Emerson the owner in possession of the Lands Mentioned therein. Dated Dec 13 57

Mary E. Welty Recorder

Ted Thomas and
Bernice Thomas
To
The Public

#4413

Fee $1.00 VGH

Filed for record the 27 day of December A. D. 1957 at 4:33 o'clock P. M.

Mary E. Welty, Recorder

AFFIDAVIT OF ADVERSE POSSESSION

State of Iowa, Madison County.) ss:

I, Ted Thomas, and I, Bernice Thomas, being first duly sworn on oath, depose and say that we are the record titleholders and owners and in possession of the E½ NW¼ of Sec. 33, Twp. 75 N., Range 29 W. of the 5th P. M., Madison County, Iowa, and that we and our grantors, immediate and remote, have held fee simple title to said real estate and have been in open, notorious, undisputed, adverse, peaceable, continuous and exclusive possession of said real estate and every part and parcel thereof under claim of right and color of title in an unbroken chain since prior to Jan. 1, 1940, and that our title and possession has never been questioned and that no claim of any kind has ever been made adverse thereto.

We further state that this affidavit is made in accordance with the provisions of Section 614.17 of the 1954 Code of Iowa.

Ted Thomas
Bernice Thomas

SUBSCRIBED in my presence and SWORN to before me by the above named affiants this 27th day of December, A.D. 1957.

NOTARIAL SEAL

Florence E. Saum Notary Public
in and for Madison County, Iowa.