Harry M. Switzer
To
The Public

#2744
Fee $ 1.80

Filed for record the 26 day of June A. D. 1958 at 9:50 o'clock A. M.
Mary E. Welty, Recorder

AFFIDAVIT OF 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:

Commencing at the Southeast Corner of Section Eighteen (18), Township Seventy-seven (77), North of Range Twenty-nine (29), West of the 5th P. M., Madison County, Iowa, thence West 10 Rods, thence North 16 Rods, thence East 10 Rods, thence South 16 Rods, to the place of beginning

That it obtained the same by a warranty deed from Phillip J. Fett and Barbara Fett, on or about October 24, 1874, which deed was filed of record in the Office of the County Recorder of Madison County, State of Iowa, in Deed Record Book 11, Page 128, on April 20, 1875. That said warranty deed described this School Board, which was the actual grantee therein as the District No. 4 Penn Tp, Madison Co 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 school house thereon and conducted a public school therein until the 1st day of June, 1951, when said school was closed. 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 23 day of June, A. D., 1958.

Harry M. Switzer
Secretary

STATE OF IOWA MADISON COUNTY: SS

On this 23 day of June, A. D., 1958, before me, the undersigned, a Notary Public in and for Madison County, State of 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 and State.

We, LaVere McCleary, Marvin Jobst and Fred H. Morford, Jr., 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, State of Iowa, as provided by law.

IN WITNESS WHEREOF, we have hereunto set our hands this 23 day of June, A. D., 1958.

Marvin Jobst
LaVere McCleary
Fred Morford, Jr.

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 26th day of June, A. D., 1958, 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 possession.

Harry M. Switzer Secretary COMPARED

Penn Township School Board of Madison County, Iowa
To
Fred H. Morford

#2745
Fee $1.20

Filed for record the 26 day of June A. D. 1958 at 9:53 o'clock A. M.
Mary E. Welty, Recorder

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

WHEREAS, on or about the 24th day of October, A. D., 1874, Phillip J. Fett and Barbara Fett executed and delivered a warranty deed to this School Board to the following described real property, to-wit:

Commencing at the Southeast Corner of Section Eighteen (18), Township Seventy-seven (77), North of Range Twenty-nine (29), West of the 5th P. M., Madison County, Iowa, thence West 10 Rods, thence North 16 Rods, thence East 10 Rods, thence South 16 Rods, to the place of beginning

which deed was filed of record in the Office of the County Recorder of Madison County, Iowa, on April 20, 1875, as is shown by Deed Record 11, Page 128, and

WHEREAS, said warranty deed described this School Board which was the grantee therein as District No. 4 Penn Tp Madison Co Iowa, and

WHEREAS, this School Board is the successor and assign and the actual grantee in said deed, and

WHEREAS, this School Board immediately took possession of said real estate, built a schoolhouse thereon and conducted a public school therein. On the 1st day of June, 1951, when this School Board permanently closed said school with the intent and purpose of not re-opening the same again, and

WHEREAS, this said school has been permanently closed for over two years, and

WHEREAS, Fred H. Morford has offered to pay the sum of One Dollar ($1.00) for said real estate and to clear the site and to pay all costs of this transaction, and

WHEREAS, this School Board feels that this is a fair offer for said real estate and buildings thereon and should be accepted, and

WHEREAS, a deed to said real estate was read aloud in the presence and hearing of all members of said School Board who were present at this meeting.

NOW, THEREFORE, BE IT RESOLVED that the Penn Township School Board of Madison County, Iowa, does hereby accept the offer of Fred H. Morford to purchase said real estate as above described. That the deed conveying said real estate to Fred H. Morford is hereby approved and the President and the Secretary of this School Board are hereby authorized and directed to sign the same on behalf of this School Board and to deliver it to the purchaser upon the payment of the purchase price.