That Fred Ross is the record titleholder of the following described real estate, to-wit:

Commencing at a point 72 rods west of the Northeast (NE) Corner of of Section Sixteen (16), in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P. M., Madison County, Iowa, and running thence South 24 Rods, thence West 12 rods, thence North 24 rods, thence East 12 Rods to the point of beginning.

That said titleholder is now in complete actual and sole possession of all of said real estate; and that he and his predecessors in the chain of title under which he claimed and claims ownership and the right to possession of the said real estate has been, since prior to January 1, 1940 in continuous, actual, visible, open, notorious exclusive and unquestioned possession thereof, under color of title and claim of right to the exclusive possession as against the world and has improved said property and paid the taxes thereon; that neither the title nor the right to possession of said titleholder or any of those under whom he claims have been disputed or openly attacked by any one. That this affidavit is made from the personal knowledge of the undersigned who is familiar with said real estate, its titleholders and its parties in possession; and is for the purpose of confirming title to the above described real estate under the provisions of Section 614.17 I.C.A., as amended, and other statutes relative thereto.

The undersigned owner in possession of said property hereby directs that this affidavit be filed of record and hereby appoints the County Recorder of the County wherein said land is situated as the authorized attorney in fact to file same.

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

Dated this 21 day of November, 1960.

Fred Ross
Owner in Possession

Glenn Crow
Affiant

Subscribed in my presence and sworn to (or affirmed) before me by the said affiant this 21st day of November, 1960. Also acknowledged on said date to have been signed by the owere in possession, Fred Ross. All Done in Madison County, Iowa.

(NOTARIAL SEAL)

Elmer E. Johnson Notary Public in and for said County. Commission also on file in Madison County, Iowa.

MARGINAL ENTRY

STATE OF IOWA, COUNTY OF MADISON, ss.

The undersigned Recorder in and for the County and State aforesaid, hereby certifies that the foregoing affidavit was filed in the said Recorder's Office by the owner in possession as named in said affidavit or by his attorney in fact as shown by the records; and duly recorded and entered on the records thereon on the 26 day of November, 1960.

NOTARIAL SEAL

Mary E. Welty
Recorder

Fern E. Kreft
To
The Public

#4523

Fee $1.20

Filed for record the 6 day of December A. D. 1960 at 3:15 o'clock P. M.
Mary E. Welty, Recorder

AFFIDAVIT OF POSSESSION

STATE OF IOWA MADISON COUNTY : ss

I, Fern E. Kreft being first duly sworn do upon oath, depose and state that I and Fred H. Kreft are the record titleholders and owners of the following described real estate, to-wit:

All of Block Six (6) and Lots Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25), and Twenty-six (26) in Block Seven (7) in the Town of West St. Charles (now called Hanley), Madison County, Iowa.

That we are in possession of said real estate and that our possession and the possession of our 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 26 day of November, 1960.

Fern E. Kreft
Fern E. Freft

Subscribed and sworn to before me this 26 day of November 1960.

(NOTARIAL SEAL)

Martha K. Paton Notary Public
in and for Madison County, Iowa.

The undersigned, Fern E. Kreft and Fred H. Kreft 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.

Fern E. Kreft
Fern E. Kreft
Fred H. Kreft
Fred H. Kreft

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

COMPARED

Mary E. Welty Recorder
of Madison County, Iowa

Robert H. Nielsen
To
Florence S. Nielsen

#4634
Fee $4.20

Filed for record the 12 day of December A. D. 1960 at 3:30 o'clock P. M.
Mary E. Welty, Recorder

POWER OF ATTORNEY - PLENARY

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Robert H. Nielsen residing at 410 South 7th St., Winterset, State of Iowa, United States of America, have made, constituted and appointed, and do by these presents make, constitute and appoint Florence S. Nielsen of Madison County, Iowa, with full power of substitution, the true and lawful attorney of us and each of us, hereby revoking any and all powers of attorney that may have been heretofore executed by the undersigned, with full power and authority for us in our names, place and stead, to act in, manage, and conduct all our affairs, and for that purpose for us and in our names, place and stead, and for our use and benefit, and as our acts and deeds, to do, and execute, or to concur with persons and/or other legal entities jointly interested with ourselves therein in the doing or executing of all or any of the following acts, deeds, and things, that is to say:

(1) TO BUY, ACQUIRE, OBTAIN, TAKE OR HOLD POSSESSION of any property or property rights of or for the undersigned whatsoever, whether real, personal or mixed; and to retain such property as long as said Attorney-in-Fact shall deem it wise; and without limiting the generality of the foregoing, to take possession of, and to order the removal and shipment of any property from any post, warehouse, depot, dock, or other place of storage or safe keeping, governmental or private; and to execute and deliver any release, voucher, receipt, shipping ticket, certificate or other instrument necessary or convenient for such purpose; (2) To SELL, CONVEY (either with or without covenants of warranty), LEASE, MANAGE, CARE FOR, PRESERVE, PROTECT, INSURE, IMPROVE, CONTROL, STORE, transport, maintain, repair, remodel, rebuild, and in every way deal in and with any property or property rights of the undersigned, now or hereafter owned by them, and to set up and carry reserves for repairs, improvements, upkeep and obsolescence of real and personal property; to eject, remove, or relieve tenants or other persons from, and to recover possession of such property, real, personal or mixed; to deal with the United States government, or agencies thereof, in the negotiating and executing of any contract; and without restricting the