

Deed P

B. F. Roberts, Admin
 To } Adm Deed
 C. F. McVaughan

To All to whom these presents shall come I B F Roberts of Pella in the county of Marion

and state of Iowa Administrator of the Estate of F R Smalley late of Madison county Iowa deceased
 intestate send greeting Whereas the personal Estate of said deceased was found inadequate to satisfy the charges against the said estate and application having been made for license to sell so much of the real Estate as would be sufficient therefor after a full statement of all the claims against said Estate and a full account of the disposition of the personal Estate had been rendered and whereas by an order of the County Judge of said county of Madison made at the County court held at his office in Winterset in said county of Madison on the 20th day of March A D 1865 I the said Administrator was licensed and empowered to sell and convey all the interest and estate of the said F R Smalley deceased at the time of his death in and to the real Estate hereinafter described and whereas I have caused the said Real Estate to be appraised and the appraisement duly filed according to law and having given four weeks notice of the time and place of the sale of said real estate by causing a notification thereof a copy of which is hereto annexed to be printed and inserted in the newspaper called The Hawkeye Flag and published in said County of Madison for four consecutive weeks immediately preceding the day of such sale and by posting up three Written notices in three public places in the said County of Madison one of which was posted on the front door of the C. S. Presbyterian Church where the last district court was held and two of said notices was posted up in a public place to wit the Post office and clerks office in the Township where said Real estate is situated and one on the door leading to the county judges office and whereas I the said Administrator having complied in all respects with the law in such cases required and with the order and direction of the said Madison County court did on the tenth day of June A D 1865 pursuant to the license and notice aforesaid sell by public auction the interest and estate of the said F R Smalley deceased at the time of his death in and to the Real estate hereinafter described to C F McVaughan of the

County of Madison for the sum of Seven hundred Seventy six Dollars he being the highest bidder therefor Now therefore know ye that I the said B F Roberts as Administrator by virtue of the power and authority in me vested as aforesaid and in consideration of the sum of Seven hundred and Seventy six Dollars the receipt whereof is hereby acknowledged do hereby grant bargain sell and convey unto the said C F McLaughan his heirs and assigns all the aforesaid interest and estate of the said F R Smalley deceased that certain tract or parcel of Real Estate situated in the County of Madison and State of Iowa described as follows to wit Lot number Six (6) in Block number twenty two (22) in the original town plat of the city of Winterset To have and to hold the aforesaid interest and estate of the said F R Smalley deceased in the above granted premises with all the appurtenances thereto belonging to the said C F McLaughan his heirs and assigns forever and I said B F Roberts do hereby covenant with the said C F McLaughan his heirs and assigns that in giving the notice and conducting said sale I have complied with all the requirements of the law and of the said Madison County court the said C F McLaughan assuming to pay all taxes due on said Real Estate In witness whereof I have herewith set my hand and seal this Fifth day of July A D 1865

W.D. Rev St § 1.00
B.F.R. Adm. July 5th 1865

B. F. Roberts
Administrator of the
Estate of F R Smalley

State of Iowa }
Marion County } ss

Be it remembered that on this fifth day of July A D 1865 before the undersigned a Notary Public within and for said County personally appeared B F Roberts to me personally known to be the identical person whose name is affixed to the foregoing deed as grantor and acknowledged the instrument to be his voluntary act and deed and given for the purposes therein mentioned Witness my hand and Notarial Seal the day and year last above written

AS

H C Curtis
Notary Public

State of Iowa }
Madison County } ss

In the County Court of said County

Witness the foregoing deed executed by B F Roberts Administrator &c as stated therein to C F McCarham has been by the said Administrator this day returned into Court for approval and it appearing to the court that the said administrator has complied with all the requirements of the law and of this court in making such sale and conveyance it is now therefore ordered that the said sale and the foregoing deed of conveyance be and the same are hereby approved.

Witness N W Garretson County Judge of Madison County and the seal thereof affixed this 7th day of July A D 1865



N W Garretson
County Judge

Notice published in Winterset Flag annexed to foregoing deed

Valuable Real Estate

To be sold at Administrators sale by order of court on Saturday the 10th day of June A D 1865 at three o'clock in the afternoon at the door of the Clerk's office in the city of Winterset will be sold to the highest bidder the bid being not less than two thirds the appraised value thereof all the interest of F. K. Smalley deceased at the time of his death in the following described Real estate situate in the county of Madison and State of Iowa to wit Lot number six (6), in Block number twenty two (22) in the original town plat of the city of Winterset

B F Roberts

Administrator of the estate of F K Smalley deceased

May 12th 1865

Leonard & Matt Att'ys

Filed for Record Dec 27th A D 1865 at 10 o'clock A M
O. A. Moser Recorder