

Miscellaneous Record, No. 20, Madison County, Iowa.

Mabel H. Johnson Guardian)
to
Anna J. Diggs

Filed for record the 1st day of April
(Transfer of Owner's Right to A.D. 1925 at 10:40 o'clock A.M.
Redeem from Sheriff's Sale. Gladys B. DeVault, Recorder.
#960 Fee \$1.00

Whereas, Harry W. Hill in his life time claimed to own an undivided nine-sixteenths interest in certain lands in Secs. 22, 23, 26 and 27, and 35 Township 77 North, Range 28 West 5th P.M., and in Secs. 2 and 11 in Township 76 North, Range 28 West 5th P.M. Madison County, Iowa; and had given a mortgage thereon to one L. E. Aronson for about \$18,000.00, recorded in book 72 page 185 of the records of said county; and after his death said Aronson foreclosed said mortgage by proceedings in the district court of Iowa in and for Madison County, known as L. E. Aronson, plaintiff, vs. R. G. Hoskins, administrator of estate of Harry W. Hill, deceased, et alios (No. 13,180 Equity); and has sold said lands under special execution in said cause; and,

Whereas, Harry W. Hill and Martha H. Hill, husband and wife, are both now deceased, and had but one child, Mary Hill, a minor; and Mabel Johnson has been appointed guardian for said minor, by proceedings in the district court of Iowa in and for Mahaska County; and the estates of said decedents are now being administered in the district court of Iowa in and for Polk County; and said minor is the only heir of said parties, and as such is vested with title to said lands; and,

Whereas, Anna J. Diggs is the holder of an approved and established claim against the estate of said Harry W. Hill, in the sum of \$32,000.00 with interest, on certain unsecured notes; and as such claimant has made redemption from said sheriff's sale of said lands in said cause in Madison County, Iowa; and has elected to credit on her said claim the sum of \$14,000.00 in connection with such redemption; and has now demanded to know whether the owner of the fee title to said lands is to make redemption thereof; and,

Whereas, said minor has received nothing from said estate with which to make such redemption, but has received certain exempt funds from the insurance on the lives of her said parents, which exempt funds are sufficient to permit redemption by her as to said lands; and her guardian has made application to the court for instructions as to such redemption; and the court has instructed her not to make such redemption for said minor, but to assign and transfer the right as owner to make such redemption to said Diggs if desired by her; and, Whereas, said Diggs has requested such assignment and transfer of such owner's right to redeem, and the same has been authorized and directed by said court in said guardianship proceeding;

Now Therefore, the undersigned, guardian of said Mary Hill, minor, owner of the fee title to said lands and the interest of Harry W. Hill therein, hereby assigns and transfers unto Anna J. Diggs, all rights and privileges granted or permitted by law or by virtue of such ownership, had or possessed by said minor, Mary Hill, including the right to make redemption as owner as to and of said lands, being the lands involved in said mortgage and the foreclosure thereof, and more particularly described as follows: the southeast quarter of southeast quarter of Section 22, and the southwest quarter of southwest quarter of Section 23, and the north half of Northwest quarter of northwest quarter of Section 26, and the south half northeast quarter of northeast quarter of Section 27, and the north half of northwest quarter of Section 25, all in Township 77 North, Range 28 West 5th P.M.; and the southwest quarter of southwest quarter of Section 2, and the northwest quarter of northwest quarter of Section 11, and the west 20 acres of the northeast quarter of northwest quarter of Section 11, all in Township 76 North, of Range 28 West 5th P.M., all in Madison County, Iowa.

Mabel H. Johnson
Guardian of Mary Hill, minor.

State of Iowa, Mahaska County, ss: On this 20th day of March A.D. 1925, before me, the

undersigned, a notary public in and for Mahaska County, Iowa, personally appeared Mabel H. Johnson, personally to me known to be the guardian of Mary Hill, minor, and the person named in and who executed the foregoing instrument as such guardian, and acknowledged that she executed said instrument as her voluntary act and deed personally and as such guardian, and that she executed the same as the voluntary act and deed of said minor, by her as such guardian thereunto duly authorized, voluntarily done and executed.

Witness my hand and official seal at Oskaloosa, Iowa, the day and year last above written.

Ida Shrage
Notary Public in & for Mahaska County, Iowa.

NOTARIAL
SEAL

State of Iowa, Mahaska County, ss: In the District Court of said county. The undersigned, clerk of the district court of the State of Iowa in and for Mahaska County, hereby certifies that the above and foregoing instrument and transfer of owner's right to redeem from Sheriff's sale, executed by Mabel H. Johnson, guardian of the property of Mary Hill, minor, as stated therein, such transfer being to Anna J. Diggs, was on the 20th day of March A.D. 1925 presented in open court for approval, and that the same was by said district court approved and the clerk ordered to endorse thereon a certificate showing such presentation and approval thereof.

Witness my hand and the seal of said court at Oskaloosa, Iowa, in said county, this 21 day of March A.D. 1925.

(District Court Seal) W. T. Martin
Clerk of the district court of Iowa in and for
Mahaska, County.