

Miscellaneous Record, No. 23, Madison County, Iowa

FARM CREDIT ADMINISTRATION et al

#772

Filed for record the 31 day of January
A.D. 1940 at 4:50 o'clock P.M.

To

Fee .60 ✓

Pearl E. Shetterly, Recorder

Roy A. Nelson

Receiver's Authority to sell Real Estate No. 2687
FARM CREDIT ADMINISTRATION
LAND BANK COMMISSIONER

WHEREAS, effective the 16th day of November, 1938, Roy A. Nelson has been appointed Receiver of Chicago Joint Stock Land Bank by order of the Farm Credit Administration acting by and through the Land Bank Commissioner, and has duly qualified as said Receiver; and

WHEREAS, Roy A. Nelson has at all times since the date aforesaid been, and now is, duly qualified and acting as said Receiver, and his acts as Receiver are subject to the approval and direction of the undersigned, as provided in Section 29 of the Federal Farm Loan Act (Section 963, Title 12, U. S. Code), and in Executive Order No. 6084 (Title 12, U. S. Code: Chapter 7, "Introductory", and sections 961-966):

NOW, THEREFORE, know all men by these presents that Roy A. Nelson as Receiver of the Chicago Joint Stock Land Bank is hereby authorized to sell all the right, title and interest of Chicago Joint Stock Land Bank and of Roy A. Nelson, as Receiver thereof, in and to the following described property lying and being situate in the County of Madison, State of Iowa, which is described as follows, to-wit:

East Half of the Southwest Quarter of Section Two, Township
Seventy-four North, Range Twenty-eight West of the Fifth
Principal Meridian

for the sum of Two Thousand Two Hundred Fifty and no/100 (\$2,250.00) Dollars upon the following terms, to-wit:

Miscellaneous Record, No. 23, Madison County, Iowa

\$ 300.00 cash received with offer
 450.00 cash on or before March 1, 1940 at which time Receiver's deed is to be delivered
 1,500.00 purchase money mortgage due and payable on or before March 1, 1947 with interest
 at the rate of 5% per annum, payable September 1, 1940 and semi-annually thereafter.

Purchaser assumes and agrees to pay taxes levied in 1940 due and payable in 1941 and subsequent taxes.

One half of all oil, gas and mineral rights are reserved to the Receiver until March 1, 1950. In the event there has been no development on the land herein this reservation will terminate on March 1, 1950.

Receiver's deed to be delivered upon receipt of payments aggregating \$750.00, together with purchase money note and mortgage above described or upon payment of the total purchase price in cash, and Roy A. Nelson as said Receiver or his successor in office is authorized to execute any and all instruments, deeds and/or other conveyances and to do any and all other things necessary to consummate the action herein authorized.

IN WITNESS WHEREOF, these Presents have been executed, and the Seal of the Farm Credit Administration affixed thereto this 16th day of November, 1939.

(FARM CREDIT ADMINISTRATION SEAL)

FARM CREDIT ADMINISTRATION
 A. S. COSS, Land Bank Commissioner
 By W. E. Rhea
 Deputy Land Bank Commissioner

DISTRICT OF COLUMBIA-ss

On this 16th day of November, A.D. 1939, before me, John H. Holmead, A Notary Public in and for the District of Columbia, appeared W. E. Rhea, to me personally known to be Deputy Land Bank Commissioner, and acknowledged that he executed the foregoing instrument as his free and voluntary act and deed as such officer for the above named Farm Credit Administration and Land

Bank Commissioner.
 NOTARIAL
 SEAL

John H. Holmead
 Notary Public in and for the District of Columbia