

Town Lot Deed Record, No. 30

Eddie J.Trautwein, Admin
To
Nellie L.Harrison

#3040
Fee \$.90 ✓
ADMINISTRATOR'S DEED

Filed for record the 13 day of
May A.D.1941 at 9:05 o'clock
A.M.
Pearl E. Shetterly, Recorder
Compared 13-604

KNOW ALL MEN BY THESE PRESENTS:

That Whereas, On the day of April A.D. 1941 Eddie J.Trautwein, as Administrator of the estate of Nellie P.Waltman late of the County of Madison Within the State of Iowa now deceased, filed his petition in the District Court of Iowa, within and for the County of Madison against Hazel S.Wallace, Eddie J.Trautwein, Ramsey-Richards Co., and Madison County, Iowa heirs-at-law of said decedent, praying for an order of said Court, directing him to make sale of the real estate of said decedent, to-wit:

Lots Five (5) and Six (6) and the South Half ($\frac{1}{2}$) of Lot Four (4) and the North Twelve (12) Feet of Lot Seven (7) in Barker's Addition to the Town of Macksburg, Madison County, Iowa.

U. S. REVENUE TAX \$ 1.65
May 13 1941
and Cancelled

AND WHEREAS, It appearing to the Court that a sale of said real estate was necessary for the payment of the debts of said decedent's estate, it was by said Court ordered, adjudged and decreed that the said Eddie J.Trautwein proceed to make sale of said real estate aforesaid, at private sale, without the necessity of appraisement; and having sold said premises to Nellie L.Harrison for the sum of Fifteen Hundred and no/100 (\$1500.00) Dollars, which was the sum stated in said petition and said sum having been paid by the said Nellie L.Harrison and whereas, the said Court afterwards approved and confirmed the sale, ordered the said Eddie J.Trautwein to make and execute a deed to the said Nellie L.Harrison for said premises, according to the statute in such case made and provided;

NOW THEREFORE, I, Eddie J. Trautwein, as Administrator of the estate of Nellie P.Waltman, deceased, as aforesaid, in consideration of the sum of Fifteen Hundred and no/100 (\$1500.00) DOLLARS to me in hnd paid, the receipt whereof is hereby acknowledged, and by virtue of the powers in me vested by law, and by order of said Court, do hereby grant, bargain, sell and convey unto the said Nellie L.Harrison the real estate aforesaid, with all and singular the appurtenances thereunto belonging. To have and to hold the same unto the said Nellie L.Harrison her heirs and assigns forever.

IN TESTIMONY WHEREOF, I Eddie J.Trautwein as such Administrator have hereunto set my hand and seal this 24th day of April A.D.1941.

Eddie J.Trautwein
Administrator of the estate of Nellie P.Waltman,
Deceased.

STATE OF ICWA, Madison County, ss.

BE IT REMEMBERED, That on the 24th day of April A.D.1941 before the undersigned, a Notary Public within and for Madison County, Iowa, personally appeared Eddie J.Trautwein of Macksburg, Iowa, Administrator of the estate of Nellie P.Waltman deceased, to me personally

Madison County, Iowa

known to be the identical person, whose name is subscribed to the foregoing deed as grantor, and acknowledge the same to be his voluntary act and deed, and that he executed the same for the purposes therein mentioned.

WITNESS my hand and my seal the last day above written.

(Notarial Seal) Shirley A. Webster
In and for Madison County, Iowa

APPROVAL AND CONFIRMATION

STATE OF ICWA, Madison County, ss. In the District Court of said County:

I, Rex V. Johnson Clerk of the District Court in and for Madison County, Iowa, do hereby certify that the foregoing deed executed by Eddie J. Trautwein, Administrator as stated herein, to Nellie L. Harrison having been by the said Administrator 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 was therefore ordered that the said sale and the foregoing deed of conveyance be and the same were on the 24 day of April A.D. 1941, approved by said Court.

WITNESS my hand and the seal of said Court hereto affixed, this 24 day of April A.D. 1941.

COMPARED
(District Court Seal) Rex V. Johnson
Clerk District Court
By, Deputy x