

Madison County, Iowa

J.F.Willcox, Administrator
To
J.W.Cassady

#3535
Fee \$.90 ✓
ADMINISTRATOR'S DEED

Filed for record the 9 day of
June A.D.1941 at 1:45 o'clock P.M.
Pearl E. Shetterly, Recorder
Wilma M.Wade, Deputy
FILED SEP 7-1940 P E Rose
Clerk of District Court Deputy
4470 ✓

KNOW ALL MEN BY THESE PRESENTS:

That Whereas, On the 28th day of August A.D.1940 J.F.Willcox, as Administrator of the estate of Ella Garst late of the County of Madison Within the State of Iowa now deceased, filed his supplemental petition in the District Court of Iowa, within and for the County of Madison against John W.Garst, Zoe I.Gardner, Ruth Stuart 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:

Lot Three (3), Block Twelve (12), West Addition to City of Winterset,
Madison County, Iowa.

Town Lot Deed Record, No. 30

J. H. WELCH PRtg. CO., DES MOINES 7896

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 J.F.Willcox proceed to make sale of said real estate aforesaid, at private sale, at not less than the appraised value thereof; and having sold said premises to J.W.Cassady for the sum of Seven Hundred Fifty and no/100 (\$750.00) DOLLARS, which sum was the appraised value thereof; and said sum having been paid by the said J.W.Cassady and where- as, the said Court afterwards approved and confirmed the sale, ordered the said J.F.Willcox to make and execute a deed to the said J.W.Cassady for said premises, according to the statute in such case made and provided:

NOW THEREFORE, I, J.F.Willcox, as Administrator of the estate of Ella Garst, deceased, as aforesaid, in consideration of the sum of Seven Hundred Fifty and no/100 (\$750.00) 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 J.W.Cassady the real estate aforesaid, with all and singular the appurtenances thereunto belonging. To have and to hold the same unto the said J.W.Cassady his heirs and assigns forever.

IN TESTIMONY WHEREOF, I J.F.Willcox as such Administrator have hereunto set my hand and seal this 7th day of September A.D.1940.

J.F.Willcox
Administrator of the estate of Ella Garst,
Deceased.

STATE OF IOWA, Madison County, ss.

BE IT REMEMBERED, That on the 7 day of September A.D.1940 before the undersigned, a Notary Public within and for Madison County,Iowa, personally appeared J.F.Willcox of Winterset, Iowa, Administrator of the estate of Ella Garst deceased, to me personally known to be the identical person, whose name is subscribed to the foregoing deed as grantor, and acknowledged the same to be his voluntary act and deed, and that he executed the same for the purposes therein mentioned.

WITNESS my hand and seal the last day above written.
(Notarial Seal) Robert O.Frederick
Notary Public In and for Madison County,Iowa

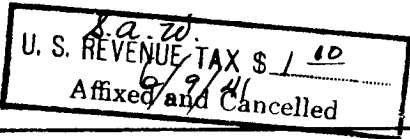
APPROVAL AND CONFIRMATION

STATE OF IOWA, Madison County,ss. In the District Court of Said County:

I, P.E.Rose Clerk of the District Court in and for Madison County, Iowa, do hereby certify that the foregoing deed executed by J.F.Willcox, Administrator as stated herein, to J.W.Cassady 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 7th day of September A.D. 1940, approved by said Court.

WITNESS my hand and the seal of said Court hereto affixed, this 7th day of September A.D.1940.

(District Court Seal)



P E Rose
Clerk District Court
By Deputy