

Town Lot Deed Record, No. 30

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

Foster W. Powell Admr

#4301

Filed for record the 28 day of
July A.D.1941 at 1:34 o'clock
P.M.

To

Fee \$.90 ✓

Anna Brown

COMPARED

Pearl E. Shetterly, Recorder
Filed Jul 26 1941 ✓4251 14-72
Rex V Johnson Clerk of Court

ADMINISTRATOR'S DEED

Know all Men by these Presents: THAT WHEREAS, on the 15th day of November A.D.1937, Foster W. Powell as Administrator of the estate of William H. Paullin late of the County of Madison within the State of Iowa now deceased, filed his petition as amended, on the 24th day of May, 1938, in the District Court of Iowa, within and for the County of Madison against Luella Orr, Minnie McDonald, Edward Paullin, Elmer Paullin, R.A.Paullin, State of Iowa Old Age Assistance Commission of the Board of Social Welfare, Neil W. Anderson, and all other persons interested in the real property of said decedent, particularly the premises hereinafter described; and said Luella Orr, Minnie McDonald, Edward Paullin, Elmer Paullin, and R.A.Paullin being all of the 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 One (1) and the east fifteen (15) feet of lot two (2) in Block four (4) of Guiberson's Addition to the town of Winterset, Madison County, Iowa.

And said amendment making additional parties defendant and notice thereof being served as directed by the said Court, on all those hereinbefore named and also on said additional parties as follows: City of Winterset, Iowa; and Madison County, Iowa.

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 Administrator proceed to make sale of said real estate aforesaid, at public or private sale and if private sale, at not less than the appraised value thereof; and having sold said premises to Anna Brown, sometimes known as Mrs. Carl Brown, at public sale after notice duly given as required by law, and said sum having been paid by the said Anna Brown

AND WHEREAS, the said Court afterwards approved and confirmed the sale, ordered the said Administrator to make and execute a deed to the said Anna Brown for said premises, according to the statute in such case made and provided:

Now, Therefore, I, Foster W. Powell, as Administrator of the estate of William H. Paullin deceased, as aforesaid, in consideration of the sum of Two Hundred Five and no/100 DOLLARS, to me in hand paid, the receipt whereof is hereby acknowledged, and by virtue of the powers in me vested by law, and by the order of said Court, do hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Anna Brown the real estate aforesaid, with all and singular the appurtenances thereunto belonging. TO HAVE AND TO HOLD the same unto the said Anna Brown her heirs and assigns forever.

Madison County, Iowa

IN TESTIMONY WHEREOF, I, Foster W. Powell, as such Administrator have hereunto set my hand and seal this 1st day of June A.D.1938.

Foster W. Powell
Administrator of the estate of William H. Paullin
Deceased.

STATE OF IOWA, Madison County,)ss.

BE IT REMEMBERED, That on the 1st day of June A.D.1938, before the undersigned, the Clerk of the District Court within and for said County, personally appeared Foster W. Powell, Administrator of the estate of William H. Paullin, 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 day last above written.

(District Court Seal) P E Rose
Clerk of the District Court, Madison County, Iowa.

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 said County, do hereby certify that the foregoing deed executed by Foster W. Powell, Administrator of the Estate of William H. Paullin, Deceased, as stated therein, to Anna Brown, 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 1st day of June 1938, finally approved by said Court.

WITNESS my hand, and the seal of said Court hereto affixed, this 1st day of June, A.D.1938.

(District Court Seal) P E Rose
Clerk District Court
By Deputy