

Town Lot Deed Record, No. 30

J. H. WELCH PRtg. CO., DES MOINES 7898

J. F. Willcox, Sole Referee

To

Carl Hines

SEAL

#6549

Fee \$.70

COMPARED

FILED for record the 30 day of December

A.D. 1941 at 1:28 o'clock P.M.

Pearl E. Shetterly, Recorder

FILED Dec 9 1941 m m 238

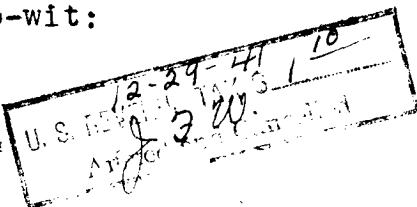
Rex V Johnson Clerk of District Court

REFEREE'S DEED

This indenture made the 8th day of December, A.D. 1941 by and between J. F. Willcox, Sole Referee, party of the first part and Carl Hines, party of the second part.

WITNESSETH: That, whereas, in an action of partition in the District Court of State of Iowa in and for Madison County wherein J. F. Willcox, Administrator of the Estate of Emma E. Kitt, Deceased was the plaintiff and Bertha D. McKirgan, et al were defendants, the said party of the first part was on the 8th day of November 1941 duly appointed by said Court as Sole Referee, to make partition of the following described real estate, to-wit:

The East Half (E $\frac{1}{2}$) of Lots Twelve (12) and Thirteen (13) and the East Twenty-one Feet (E21') of the West Half (W $\frac{1}{2}$) of Lots Twelve (12) and Thirteen (13) in Wilsons Four Acre Lot, Winterset, Iowa



and it appearing to the Court that said property could not be equitably divided into the requisite number of shares, the Court on the 8th day of November, A.D. 1941 caused a decree to be entered directing said Referee to sell said premises either at public auction or at private sale.

And whereas this Referee contracted to sell said real estate at private sale to Carl Hines for the sum of \$700.00, the same being for more then the appraised value thereof.

And whereas, on the 4th day of December, A.D. 1941, the said Court approved and confirmed said sale and by order directed the said party of the first part to execute to the party of the second part a conveyance in due form of law, for the said parcel of land so sold to him as aforesaid.

Now, therefore, this indenture WITNESSETH: That in consideration of the premises and of the sum of \$700.00 paid by Carl Hines, in conformity and in obedience to the order of said Court, I, J. F. Willcox, Sole Referee, party of the first part, do by these presence grant, sell and convey unto Carl Hines the real estate hereinbefore described. To have and to hold the same to the party of the second part, his heirs and assigns, as fully and absolutely as the said party of the first part, by virtue of the premises, might and could sell the same.

IN WITNESS WHEREOF, I have hereunto set my hand the 8th day of December., 1941.

J. F. Willcox Sole Referee

STATE OF IOWA MADISON COUNTY)SS

Be it remembered that on the 8th day of December, A.D. 1941 before me the undersigned, a Notary Public in and for said County, personally appeared J. F. Willcox, to me personally known to be the identical person whose name is subscribed to the foregoing deed as Referee, and acknowledge the execution for the purposes therein mentioned.

Witness my hand and official seal the day and year last above writ.

(Notarial Seal)

Robert O Frederick Notary Public
in and for Madison County, Iowa

STATE OF IOWA MADISON COUNTY)SS

I, Rex V. Johnson, Clerk of the District Court of said County, do hereby certify that the sale of land described in the within conveyance to Carl Hines was reported to the District Court aforesaid on the 15th day of November 1941, and on the 4th day of December, A.D. 1941 said sale was approved by said Court, by order and decree confirming the same.

Witness my hand and seal of said Court this 8th day of December, A.D. 1941.

Rex V Johnson
Clerk of the District Couty

(DISTRICT COURT SEAL)