

Town Lot Deed Record, No. 30

16-161

N. E. Hollen Admr etc	#3544	Filed for record the 18 day of September
To	Fee \$.80	A.D. 1942 at 3:20 o'clock P.M.
Ralph Hendricks		Pearl E. Shetterly, Recorder
		FILED SEP 2-1942 COMPARED
		Rex V. Johnson Clerk of District Court
	ADMINISTRATOR'S DEED	v 4277

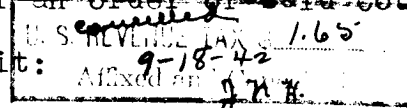
KNOW ALL MEN BY THESE PRESENTS:

That Whereas, On the 22nd day of August A.D. 1942 N. E. Hollen, as administrator with will annexed of the estate of Nellie S. Kale late of the County of Madison Within the State of Iowa now deceased, and trustee of the property of Lorna Ruth Brake, a minor filed his

Madison County, Iowa

petition in the District Court of Iowa, within and for the County of Madison against Grace C. Hense and Lorna Ruth Brake 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 Three (3) and Four (4) in Block Twelve (12) of Pitzer & Knights
Addition to the Town of Winterset, 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 N. E. Hollen 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 Ralph Hendricks for the sum of Twelve Hundred Fifty and 00/100 (\$1250.00) DOLLARS, which sum was the appraised value thereof; and said sum having been paid by the said Ralph Hendricks and whereas, the said Court afterwards approved and confirmed the sale, ordered the said N. E. Hollen to make and execute a deed to the said Ralph Hendricks for said premises, according to the statute in such case made and provided:

NOW THEREFORE, I, N. E. Hollen, as administrator with will annexed of the estate of Nellie S. Kale, deceased, and trustee of property of Lorna Ruth Brake as aforesaid, in consideration of the sum of Twelve Hundred Fifty (\$1250.00) 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 Ralph Hendricks the real estate aforesaid, with all and singular the appurtenances thereunto belonging. To have and to hold the same unto the said Ralph Hendricks his heirs and assigns forever

IN TESTIMONY WHEREOF, I N. E. Hollen as such administrator and trustee have hereunto set my hand and seal this 22 day of August A.D. 1942

N E Hollen
Administrator of the estate of Nellie S. Kale, Deceased
and Trustee of the property of Lorna Ruth Brake, a minor

STATE OF IOWA, Madison County, ss

BE IT REMEMBERED, That on the 22 day of August A.D. 1942 before the undersigned Lois Martin, a Notary Public within and for Madison County, Iowa, personally appeared N. E. Hollen, administrator with will annexed of the estate of Nellie S. Kale, deceased, and Trustee of the property of Lorna Ruth Brake, a minor, to me personally 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 Notarial seal the last day above written.

(Notarial Seal) Lois Martin Notary Public
APPROVAL AND CONFIRMATION In and for Madison County, Iowa
STATE OF IOWA, 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 N. E. Hollen, administrator with will annexed of the estate of Nellie S. Kale, deceased and trustee of the property of Lorna Ruth Brake, a minor as stated herein, to Ralph Hendricks having been by the said N. E. Hollen returned into Court for approval, and it appearing to the Court that the said N. E. Hollen 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 22nd day of August A.D. 1942, approved by said Court.

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

1942.
(DISTRICT COURT SEAL)

COMPARED

Rex V Johnson Clerk District Court
By Deputy