

Town Lot Deed Record, No. 30

H. G. Tilton, Sole Referee
To
A. A. Richards

#4207
Fee \$.60

Filed for record the 14 day of
November A.D. 1942 at 9:30 o'clock
A.M.
Pearl E. Shetterly, Recorder

REFeree'S DEED (In Partition)

COMPARED 17224

THIS INDENTURE, Made the 20th day of October, A.D., 1942, between H. G. Tilton, Sole Referee, of the first part, and A. A. Richards of the second part, WITNESSETH: That, whereas, in Cause No. 17224 of the District Court of Madison County, Iowa, therein Cordelia M. Smith was plaintiff and Ava L. Leveke, et al., were defendants, the said party of the first part was on October 14, 1942, duly appointed by the Court as Sole Referee to make partition by sale of the real estate hereinafter mentioned, said real estate be sold at public or private sale; and That he sold said real estate under written contract of date, October 16, 1942, to A.A. Richards party of the second part, subject to approval of the Court, and has complied with the terms of his contract of sale; and the Court approved and confirmed said sale on the 27th day of October, 1942, and at the time of approving said sale approved this form of conveyance.

NOW, THEREFORE, THIS INDENTURE WITNESSETH, that in consideration of the premises, and of the said sum of TWENTY-FIVE HUNDRED & no/100 (\$2500.00) DOLLARS, paid by the party of the second part, in conformity with the law and in obedience to the orders of said Court, I, H. G. Tilton, Sole Referee, party of the first part, do by these presents grant, sell and convey unto the said A. A. Richards, party of the second part, and to his heirs and assigns, the said parcel of Real Estate, described as follows, to-wit:

Lot Four (4) and the West Half (W¹/₂) of Lot Three (3), Block Fourteen (14)
West Addition to Winterset, Iowa,

lying and being situated in the County of Madison and State of Iowa. To have and to hold the same to the party of the second part, 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 date first above written.

11-11-42 215
H. G. Tilton Sole Referee

STATE OF IOWA MADISON COUNTY)SS:

BE IT REMEMBERED, That on the 21st day of October, A.D., 1942, before the undersigned, a Notary Public in and for said County, personally came H. G. Tilton to me personally known to be the identical person whose name is subscribed to the foregoing deed as Referee, and acknowledged the execution of the instrument to be their voluntary act and deed, as Referee, for the purposes therein mentioned.

WITNESS my hand and official seal the day and year above written.

W. T. Guiher
Notary Public in and for Madison County, Iowa.

(Notarial Seal)
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 A. A. Richards was reported to the District Court aforesaid on the 21st day of October, 1942, and on the 27th day of October, 1942, said sale was approved by said Court, by order and decree confirming the same.
WITNESS my hand and the seal of said Court this 12th day of November, 1942.

(DISTRICT COURT SEAL)

Rex V. Johnson Clerk of the District Court of
Iowa in and for Madison County

COMPARED