

Town Lot Deed Record, No. 26

J. M. Fredrickson, Admin.

#3021

Filed for record the 25 day of June
A. D. 1937 at 10:05 o'clock A. M.,

To

Fee\$.60 ✓

Frank E. McNamara

Valda C. Bishop, Recorder

ADMINISTRATOR'S DEED

KNOW ALL MEN BY THESE PRESENTS:

: Filed Jun 24 1937
: D. E. Rose
: Clerk of District Court

THAT WHEREAS, on the 19th day of May A. D. 1937 J. M. Fredrickson as Administrator of the estate of Mary A. Fredrickson, sometimes spelled As Friedrichsen, dec. late of the County of Madison within the State of Iowa now deceased, filed his petition in the District Court of Iowa, within and for the County of Madison against Oscar Fredrickson, J. M. Fredrickson, Geo. A. Macumber, Clair Burd and Ramsey-Richards Co. heirs-at-law of said decedent, & Claimants praying for an order of said Court, directing him to make sale of the real estate of said decedent, to-wit

West Half of Lots One (1) and Two (2) in Block Four
(4) of Gaff & Bevington's 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 J. M. Fredrickson administrator 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 Frank E. McNamara for the sum of Seven Hundred and no/100 DOLLARS, which sum was \$75.00 more than the appraised value thereof; and said sum having been paid by the said Frank E. McNamara

AND WHEREAS, the said Court afterwards approved and confirmed the sale, ordered the said J. M. Fredrickson administrator to make and execute a deed to the said Frank E. McNamara for said premises, according to the statue in such case made and provided:

NOW, THEREFORE, I, J. M. Fredrickson as Administrator of the estate of Mary A. Fredrickson, sometimes spelled as Friedrichsen, deceased, as aforesaid, in consideration of the sum of Seven Hundred 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 Frank E. McNamara the real estate aforesaid, with all and singular the appurtenances thereunto belonging. To Have and to Hold the same unto the said Frank E. McNamara his heirs and assigns forever.

IN TESTIMONY WHEREOF, I, J. M. Fredrickson as such Administrator have hereunto set my hand and seal this 28th day of May A. D. 1937

J. M. Fredrickson
Administrator of the estate of Mary A. Fredrickson. sometimes
spelled as Friedrichsen, Deceased.

STATE OF IOWA MADISON COUNTY, OS.

BE IT REMEMBERED, That on the 28th day of May A. D. 1937 before the undersigned, a Notary Public within and for said County, personally appeared J. M. Fredrickson, Administrator of

Madison County, Iowa

the estate of Mary A. Fredrickson, sometimes spelled as Friedrichsen, 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 Notarial Seal the day last above written.

(Notarial Seal)

Charles D. Van Werden

Notary Public in and for said County

STATE OF IOWA,

) SS.

IN THE DISTRICT COURT OF SAID COUNTY.

MADISON COUNTY,

I, F. E. Rose, Clerk of the District Court in and for said County, do hereby certify that the foregoing deed executed by J. M. Fredrickson as stated therein, to Frank E. McNamara having been by the said J. M. Fredrickson returned into Court for approval, and it appearing to the Court that the said J. M. Fredrickson 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 29th day of May 1937 approved by said Court.

WITNESS my hand, and the seal of said Court hereto affixed, this 28th day of May A. D. 1937

F. E. Rose

(DISTRICT COURT SEAL) ~~CLERK~~ Clerk District Court.