

Town Lot Deed Record, No. 26

H.G.Tilton, Administrator
To
E.E.Douglas

#423
Fee \$.60 ✓

Filed for record the 21 day of
January A.D.1938 at 4:33 o'clock
P.M.
Valda C. Bishop, Recorder

ADMINISTRATOR'S DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, on the 12th day of October A.D.1937, H.G.Tilton as administrator with Will annexed of the estate of J.J.Gaston, 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 In the matter of the Estate of J.J.Gaston, deceased, Number 3550 Probate praying for an order of said Court, directing him to make sale of the real estate of said decedent, to-wit:

Lots Number Three (3) and Number Four (4) in Block Number
Twenty-eight (28) of Original Town Plat of Winterset, Iowa

AND WHEREAS, it appearing to the Court that a sale of said real estate was necessary for the purpose of making distribution^{it was} by said Court ordered, adjudged and decreed that the said H.G.Tilton, Administrator with Will annexed, proceed to make sale of said real estate aforesaid, at public sale and having sold said premises to E.E.Douglas, the highest bidder, for the sum of Eight Hundred and no/100 (\$800.00) Dollars, which sum was the highest and best bid; and said sum having been paid by the said E.E.Douglas.

AND WHEREAS, the said Court afterwards approved and confirmed the sale, ordered the said H.G.Tilton, Administrator with Will annexed, to make and execute a deed to the said E.E. Douglas for said premises, according to the statute in such case made and provided;

NOW, THEREFORE, I H.G.Tilton, as administrator with will annexed of the estate of J.J. Gaston deceased, as aforesaid, in consideration of the sum of Eight Hundred and no/100 (\$800.00) 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 E.E.Douglas the real estate aforesaid, with all and singular the appurtenances thereunto belonging. To HAVE AND TO HOLD the same unto the said E.E.Douglas his heirs and assigns forever.

IN TESTIMONY WHEREOF, I H.G.Tilton as such Administrator with Will annexed have hereunto set my hand and seal this 27th day of November A.D.1937.

H.G.Tilton
Administrator with Will annexed of the estate
of J.J.Gaston, Deceased.

STATE OF IOWA)
Madison County,) SS.

BE IT REMEMBERED, That on the 27th day of November A.D.1937, before the undersigned, a Notary Public within and for said County, personally appeared H.G. Tilton, Administrator with Will annexed of the estate of J.J.Gaston, 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 as such administrator and that he executed the same for the purposes therein mentioned. Witness my hand and Notarial seal the day last above written.

(Notarial Seal)

Harry F. Anderson
Notary Public in and for Madison County, Iowa.

STATE OF IOWA,)
Madison County,) SS.

In the District Court of said County.

Madison County, Iowa

I, P.E.Rose Clerk of the District Court in and for said County,do hereby certify that the foregoing deed executed by H.G.Tilton Administrator With Will Annexed of Estate of J.J. Gaston deceased as stated therein, to E.T.Douglas having been by the said H.G.Tilton,Admr.as aforesaid returned into Court for approval, and it appearing to the Court that he 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 November 1937 approved by said Court.

Witness my hand, and the seal of said Court hereto affixed, this 29th day of November, A.D.1937.

(District Court Seal)

COMPALED

P.E.Rose Clerk District Court
By Deputy