

Marene Tidrick, Executrix
To
Helen Van Scoy

#971
Fee \$.70 ✓

EXECUTRIX'S DEED

Filed for record the 10 day of
February A.D.1939 at 2:15
o'clock P.M.
Pearl E. Shetterly, Recorder

KNOW ALL MEN BY THESE PRESENTS:

That Whereas, On the 7th day of January A.D.1939 Marene Tidrick, as Executrix of the estate of Harry G. Tidrick 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 Marene Tidrick, Miller G. Tidrick, Helen Van Scoy, Mary Elizabeth Gamble, Carroll Gamble, Claire Gamble, Billy Gamble, and Jack Gamble 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 Seven (7) and Eight (8) in Block Nineteen (19) of the Original Town of Winterset, Iowa,

Town 16-39
U. S. REVENUE TAX \$3.00
7/11/39
Advised and Corrected

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 Marene Tidrick, Executrix, 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 Helen Van Scoy for the sum of Three Thousand and no/100 DOLLARS, which sum was above the appraised value thereof; and said sum having been paid by the said Helen Van Scoy and whereas, the said Court afterwards approved and confirmed the sale, ordered the said Executrix to make and execute a deed to the said Helen Van Scoy for said premises, according to the statute in such case made and provided;

NOW THEREFORE, I, Marene Tidrick, as Executrix of the estate of Harry G. Tidrick, deceased, as aforesaid, in consideration of the sum of Three Thousand and no/100 DOLLARS, to me in and 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 Helen Van Scoy the real estate aforesaid, with all and singular the appurtenances thereunto belonging. To have and to hold the same unto the said Helen Van Scoy his heirs and assigns forever.

Madison County, Iowa

IN TESTIMONY WHEREOF, I Marene Tidrick as such Executrix have hereunto set my hand and seal this 7th day of January A.D.1939

Marene Tidrick
Executrix of the estate of Harry G. Tidrick, Deceased.

STATE OF IOWA, Madison County, ss.

BE IT REMEMBERED, That on the 7th day of January A.D.1939 before the undersigned Charles D.Van Werden, a Notary Public within and for Madison County,Iowa, personally appeared Marene Tidrick of Winterset,Iowa, Executrix of the estate of Harry G. Tidrick, deceased, 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 her voluntary act and deed, and that she executed the same for the purposes therein mentioned.

WITNESS my hand and Notarial seal the last day above written.

(Notarial Seal)
APPROVAL AND CONFIRMATION

Charles D.Van Werden
In and for Madison County,Iowa.

STATE OF IOWA, Madison County, ss. In the District Court of Said County:

I, P.E.Rose,Clerk of the District Court in and for Madison County, Iowa, do hereby certify that the foregoing deed executed by Marene Tidrick, Executrix of the estate of Harry G.Tidrick deceased, as stated herein, to Helen Van Scoy having been by the said Marene Tidrick Executrix, returned into Court for approval, and it appearing to the Court that the said Marene Tidrick 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 7th day of January A.D.1939,approved by said Court.

WITNESS my hand and the seal of said Court hereto affixed, this 7th day of January A.D. 1939.

(District Court Seal)

COMPARED

P.E.Rose Clerk District Court.
By Deputy