

Madison County, Iowa

D. M. Griswold, Executor

#2749

To

FEE \$.70 ✓

Florence Shepherd

72-176

Filed for record the 5 day of April
A.D. 1939 at 3:10 o'clock P.M.
Pearl E. Shetterly, Recorder
FILED FEB 27 1939 4177
P. E. ROSE Clerk of District Court
Deputy COMPARED

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS: That Whereas, On the 31st day of December A.D. 1938 D. M. Griswold, as Executor of the estate of Talitha J. Powell 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 Mrs. Florence Shepherd, B. C. Powell, Mrs. Ada Brown, Lester Powell, Mrs. Blanche Neff, Mrs. Beulah Hibbs, Mrs. Iva Johnson, Mrs. Eva Piller, Mrs. Lea Scott Paulson, Floyd Powell, Loren B. Powell, Bert Powell, Mrs. Lloyd Reigle, Arthur P. Myers, Marie Myers, Florence Myers, Warren Myers and Mrs Clarice Ramsey, 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:

in Block 12.

Lot 9 and the South Half of Lot 10 in the Original Town of Earlham, 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 D. M. Griswold, Executor, 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 Florence Shepherd for the sum of Seven Hundred, Eighty DOLLARS, which sum was more the appraised value thereof; and said sum having been paid by the said Florence Shepherd and whereas, the said Court afterwards approved and confirmed the sale, ordered the said Executor to make and execute a deed to the said Florence Shepherd for said premises, according to the statute in such case made and provided:

NOW/THEREFORE, I, D. M. Griswold, as Executor of the estate of Talitha J. Powell, deceased, as aforesaid, in consideration of the sum of Seven Hundred, Eighty 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 Florence Shepherd the real estate aforesaid, with all and singular the appurtenances thereunto belonging. To have and to hold the same unto the said Florence Shepherd his heirs and assigns forever.

IN TESTIMONY WHEREOF, I, D. M. Griswold as such Executor have hereunto set my hand and seal this 27th day of February A.D. 1939.

D. M. Griswold
Executor of the estate of Talitha J. Powell, deceased.

Town Lot Deed Record, No. 26

STATE OF IOWA, Madison County)ss:

BE IT REMEMBERED, That on the 27th day of February A.D. 1939, before the undersigned Charles D.

Van Werden, a Notary Public within and for Madison County, Iowa, personally apperared D. M.

Griswold of Winterset, Iowa, Executor of the estate of Talitha J. Powell 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 last day above written.

(Notarial Seal)

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

APPROVAL AND CONFORMATION

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 D. M. Griswold, Executor of the Talitha J. Powell estate, as stated herein, to Florence Shepherd having been by the said D. M. Griswold returned into Court for approval, and it appearing to the Court that the said D. M. Griswold 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 27th day of February A.D. 1939, approved by said Court.

WITNESS my hand and the seal of said Court hereto affixed, this 27th day of February A.D. 1939.

(District Court Seal)

COMPARED

By P. E. Rose Clerk District Court.
Deputy