

Madison County, Iowa

H.M.Saxton, Administrator

#4503

Filed for record the 15 day of  
July A.D.1939 at 10:15 o'clock  
A.M.

To

Fee \$.70 ✓

Vernie Busch

ADMINISTRATOR'S DEED.

Pearl E. Shetterly, Recorder

FILED JUL 10 1939 P E Rose  
Clerk of District Court ..... Deputy  
COMPARED 4368

KNOW ALL MEN BY THESE PRESENTS:

## Town Lot Deed Record, No. 26

MATT PARROTT &amp; SONS CO., WATERLOO, IOWA B39740

THAT WHEREAS, on the 13th day of February A.D.1939 H.M.Saxton as Administrator of the estate of Harry G.Saxton 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 Ralph B.Saxton, Chester C.Saxton and H.M.Saxton 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 Fifteen (15) and Sixteen (16) in Block Three (3) of Lee's Addition to the Town of Macksburg, Madison County, Iowa.

The deed is executed to correct an error in description in former deed intended to convey the same property, which deed was dated May 11, 1939, and recorded in Deed Record 26 at page 398 thereof.

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 H.M.Saxton proceed to make sale of said real estate foresaid, at private sale, at not less than the appraised value thereof; and having sold said premises to Vernie Busch for the sum of Five Hundred and no/100 (\$500.00) DOLLARS, which sum was equal to the appraised value thereof; and said sum having been paid by the said Vernie Busch

AND WHEREAS, the said Court afterwards approved and confirmed the sale, ordered the said H.M.Saxton to make and execute a deed to the said Vernie Busch for said premises, according to the statute in such case made and provided:

NOW, THEREFORE, I H.M.Saxton as Administrator of the estate of Harry G.Saxton deceased, as aforesaid, in consideration of the sum of Five Hundred and no/100 (\$500.00) 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 Vernie Busch the real estate aforesaid, with all and singular the appurtenances thereunto belonging. TO HAVE AND TO HOLD the same unto the said Vernie Busch his heirs and assigns forever. IN TESTIMONY WHEREOF/H.M.Saxton as such Administrator have hereunto set my hand and seal this 10th day of July A.D.1939.

H.M.Saxton  
Administrator of the estate of Harry G.Saxton, Deceased.

STATE OF IOWA, Madison County, ss.

BE IT REMEMBERED, That on the 10th day of July A.D. 1939, before the undersigned, a Notary Public within and for said County, personally appeared H.M.Saxton, Administrator of the estate of Harry G.Saxton 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 seal the day last above written.

(Notarial Seal)

Shirley A. Webster  
Notary Public in and for Madison County.

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 said County, do hereby certify that the foregoing deed executed by H M Saxton as stated therein, to Vernie Busch having been by the said H M Saxton returned into Court for approval, and it appearing to the Court that the said H M Saxton 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 10th day of July 1939 approved by said Court.

WITNESS my hand, and the seal of said Court hereto affixed, this 11th day of July A.D.1939.

(District Court Seal)

P E Rose Clerk District Court.  
By ..... Deputy