

Madison County, Iowa

Harry W. Kale, Admr.

#792

Filed for record the 1 day of February
A.D. 1940 at 1:50 o'clock P.M.

To

Fee \$.70 ✓

Pearl E. Shetterly, Recorder

F. R. Hall

FILED SEP 9-1939

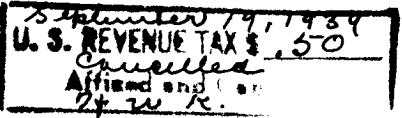
P. E. Rose Clerk of District Court
Deputy COMPARED

ADMINISTRATOR'S DEED
12-508

KNOW ALL MEN BY THESE PRESENTS:

That Whereas, On the 18th day of August A.D. 1939 Harry W. Kale, as Administrator of the estate of Edmund A. Kale 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 George M. Kale, James I. Stewart. Martha M. Stewart Ruyle, Elmer F. Stewart, Myrtle Stewart, Lincoln E. Stewart. L. S. Bradfield, W. L. Bradfield, A. M. Bradfield, Mila Early, J. Howard Hubbard, Hazel Riffe, Helen H. Little, C. F. Bradfield, A. F. Bradfield, Division of Old Age Assistance of the State of Iowa and Madison County, Iowa.
heirs-at-law and claimants of said decedent, praying for an order of said Court, directing him to make sale of the real estate of said decedent, to wit:

Lot 8 in Block 6 of the Town of Ego, now known as Truro, Iowa,



AND WHEREAS, It appearing to the Court that a sale of said real estate was necessary for

Town Lot Deed Record, No. 26

MATT PARROTT & SONS CO., WATERLOO, IOWA B39740

the payment of the debts of said decedent's estate, it was by said Court ordered, adjudged and decreed that the said. 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 F. R. Hall for the sum of One Hundred Fifty and no/100 DOLLARS, which sum was the appraised value thereof; and said sum having been paid by the said F. R. Hall and whereas, the said Court afterwards approved and confirmed the sale, ordered the said Administrator to make and execute a deed to the said F. R. Hall for said premises, according to the statute in such case made and provided:

NOW THEREFORE, I, Harry W. Kale, as Administrator of the estate of Edmund A. Kale, deceased, as aforesaid, in consideration of the sum of One Hundred, Fifty and no/100 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 F: R. Hall the real estate aforesaid, with all and singular the appurtenances thereunto belong- ing. To have and to hold the same unto the said F. R. Hall his heirs and assigns forever.

IN TESTIMONY WHEREOF, I Harry W. Kale as such Administrator have hereunto set my hand and seal this 9th day of September A.D. 1939.
Harry W. Kale
Administrator of the estate of Edmund A. Kale, Deceased

STATE OF IOWA, Madison County,)ss.

BE IT REMEMBERED, That on the 9th day of September A.D. 1939 before the undersigned Charles D. Van Werden, a Notary Public within and for Madison County, Iowa, personally appeared Harry W. Kale of St. Charles, Iowa Administrator of the estate of Edmund A. Kale 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 Notary Public
In and for Madison County, Iowa.

APPROVAL AND CONFIRMATION

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 Harry W. Kale, Administrator as stated herein, to F. R. Hall having been by the said Harry W. Kale, Administrator returned into Court for approval, and it appearing to the Court that the said Administrator 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 9th day of September A.D. 1939, approved by said Court.

WITNESS my hand and the seal of said Court hereto affixed, this 9th day of September A.D. 1939.
(District Court Seal) P. E. Rose Clerk District Court
By Deputy

Sec. 11947. APPROVAL RECORDED AND ENDORSED. Said approval shall be entered of record, and a certificate thereof endorsed on the deed or mortgage, with the signature of the Clerk and seal of the Court affixed thereto.

Sec. 11948. EFFECT OF CONVEYANCE-PRESUMPTION. When so endorsed, said conveyance or mortgage shall pass to the purchaser all the interest of the deceased therein prior to his death, in case of sales, and create a lien thereon in case of mortgages, and be presumptive evidence of the validity thereof, and of the regularity of all the proceedings connected therewith.