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|-------------------------------------------|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lillian Ann Hann et al<br>Executors<br>To | #1417<br>Fee \$ .90 ✓  | Filed for record the 4 day of March<br>A.D.1940 at 10:35 o'clock A.M.<br>Pearl E. Shetterly, Recorder<br>FILED MAR 1-1940<br>P. E. Rose Clerk of District Court,<br>Deputy |
| Lillian Ann Hann                          | <u>EXECUTORS' DEED</u> | 5177 ✓                                                                                                                                                                     |

KNOW ALL MEN BY THESE PRESENTS:

That Whereas, On the 25th day of March, 1939, Lillian Ann Hann and Paul Hann, as Executors of the estate of George W. Hann, late of the County of Madison, Within the State of Iowa, now deceased, filed their petition in the District Court of Iowa, within and for the County of Madison, against the heirs-at-law of said decedent, and beneficiaries under his last will and testament, and codicil thereto, and all parties interested in said estate, praying for an order of said Court, directing them to make sale of the real estate of said decedent, and

WHEREAS, it appearing to the Court that a sale of said <sup>real</sup> estate was necessary for the pay-  
ment of the debts of said decedent's estate, and

WHEREAS, on March 25, 1939, there was filed in Madison County, Iowa, District Court, a stipulation of all parties owning any interest in said real estate, and their spouses, by which it was agreed that said real estate should be sold by the Executors of the Estate of George W. Hann, Deceased, it was by said Court ordered, adjudged and decreed that the said Lillian Ann Hann and Paul Hann, Executors of the Estate of George W. Hann, Deceased, proceed to make sale of said real estate, hereinafter described, at private sale; and

WHEREAS, said ~~executors~~, and Paul Hann, as Executor of the Estate of George W. Hann,

## Madison County, Iowa

Deceased, even without the said Lillian Ann Hann joining as an Executor, were authorized to sell, and did sell, to Lillian Ann Hann, of Winterset, Madison County, Iowa, certain real estate of which said decedent died seized, asid real estate being situated in the City of Winterset, in Madison County, Iowa, described as,

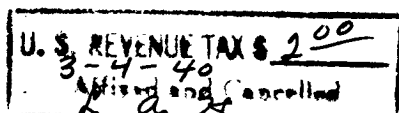
Out Lot Fifteen (15) of East Addition of Out Lots to the City of Winterset, Iowa, except that part thereof which is bounded by and included within a line commencing at the northeast corner of said Out Lot Fifteen (15), running thence South  $280\frac{1}{2}$  feet, thence West 129 feet, thence North  $148\frac{1}{2}$  feet, thence east 8 feet, thence north 132 feet, thence east 121 feet to the place of beginning, and except a strip 33 feet wide off of the south side thereof for a street, and except a right of way in a strip 20 feet wide off the West side of the south half of said Out Lot Fifteen (15), being the right of way for ingress and egress reserved for the grantor in the deed made by E. C. Moorman and wife to G. W. Hann, recorded at Page 341 of Town Lot Deed Record 22 of Madison County, Iowa,

for the sum of TWO THOUSAND and no/100 (\$2,000.00) DOLLARS, which sum was the appraised value thereof; and

WHEREAS, the District Court of Iowa, in and for Madison County, afterwards, by order of November 28, 1939, approved and confirmed said sale, and ordered the said Executors, and each of them, to make and execute a Deed to the said Lillian Ann Hann for said premises, according to the statute in such cases made and provided:

NOW THEREFORE, We, Lillian Ann Hann and Paul Hann, as Executors of the Estate of George W. Hann, Deceased, as aforesaid, and Paul Hann, as Executor of the Estate of George W. Hann, Deceased, separately, in consideration of the sum of Two Thousand and no/100 (\$2000.00) DOLLARS to us in hand paid, receipt of which is hereby acknowledged, and by virtue of the powers in us vested by law, and by order of said Court, do hereby grant, bargain, sell and convey unto the said Lillian Ann Hann the real estate hereinbefore described, with all and singular the appurtenances thereunto belonging. To have and to hold the same unto the said Lillian Ann Hann, her heirs and assigns forever.

IN TESTIMONY WHEREOF, we, Lillian Ann Hann and Paul Hann, as Executors of the Estate of George W. Hann, Deceased, and Paul Hann, as Executor of the Estate of George W. Hann, Deceased, separately, have hereunto set our hands and seals this 22 day of February, 1940.



Lillian Ann Hann  
Paul Hann  
Executors of the Estate of George W. Hann,  
Deceased.  
Paul Hann  
Executor of the Estate of George W. Hann,  
Deceased, Separately.

STATE OF IOWA, Madison County )ss.

BE IT REMEMBERED, That on the 16th day of February, 1940, before the undersigned, Daniel J. Gallery, a Notary Public within and for Madison County, Iowa, personally appeared Lillian Ann Hann, one of the Executors of the Estate of George W. Hann, 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 her voluntary act and deed, and that she executed the same for the purposes therein mentioned, as such Executor.

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

(Notarial Seal)

STATE OF IOWA, Lee County )ss

Daniel J. Gallery  
Notary Public in and for Madison County, Iowa.

BE IT REMEMBERED, that on the 22 day of February, 1940, before the undersigned, Theda V. Clark, a Notary Public, within and for Lee County, Iowa, personally appeared Paul Hann, one of the Executors of the Estate of George - Hann, 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, as such Executor, both as an Executor joining with Lillian Ann Hann, who is also one of the Executors of the Estate of George W. Hann, Deceased, and separately as an Executor of the Estate of George W. Hann, Deceased.

Town Lot Deed Record, No. 26

MATT PARROTT & SONS CO., WATERLOO, IOWA B39740

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

(Notarial Seal)

APPROVAL AND CONFIRMATION

Theda V. Clark  
Notary Public in and for Lee County, Iowa.

STATE OF IOWA, Madison County )ss:

I, P. E. Rose, Clerk of the District Court in and for Madison County, Iowa, do hereby certify that the foregoing deed executed by Lillian Ann Hann and Paul Hann, Executors of the Estate of George W. Hann, Deceased, as stated herein, to Lillian Ann Hann, of Winterset, Iowa, having been by the said Executors returned into Court for approval, and it appearing to the Court that the said Executors have 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 1st day of March, 1940, approved by said Court, the sale of the same premises having been also approved by order of said Court, dated November 28, 1939.

WITNESS my hand and the seal of said Court hereto affixed this 1st day of March, 1940.

(DISTRICT COURT SEAL)

P. E. Rose Clerk of the District  
Court of Iowa, in and for Madison County.