

Town Lot Deed Record, No. 26

MATT PARROTT & SONS CO., WATERLOO, IOWA B39740

J. C. Thompson, Admr.

#1080

Filed for record the 17 day of February
A.D. 1940 at 1:00 o'clock P.M.

To

Fee \$.70 ✓

Pearl E. Shetterly, Recorder
FILED Jan 13 1940
P. E. Rose Clerk of District Court
Deputy COMPARED

John Q. Adams

ADMINISTRATOR'S DEED

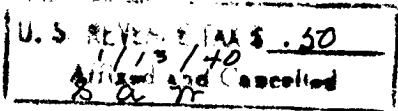
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KNOW ALL MEN BY THESE PRESENTS:

That Whereas, On the 12th day of October A.D. 1939 J. C. Thompson, as administrator of the estate of Marshall Thompson 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 J. C. Thompson, L. C. Thompson, et al, heirs-at-law of said decedent, praying for an order of said said Court, directing him to make sale of the real estate of said decedent, to-wit:

Lots 64, 65, 66, 67, 68 and 69 in the Original
Town of Macksburg, Iowa; and

Lot One (1) in Barker's First Addition to the
Town of Macksburg, 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 J. C. Thompson, Administrator of the Estate of Marshall Thompson, Deceased, 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 John Q. Adams for the sum of Three Hundred Fifty and no/100 (\$350.00) DOLLARS, which sum was more than the appraised value thereof; and said sum having been paid by the said John Q. Adams and whereas, the said Court afterwards approved and confirmed the sale, ordered the said J. C. Thompson to make and execute a deed to the said John Q. Adams for said premises, according to the statute in such case made and provided;

NOW THEREFORE, I, J. C. Thompson, as Administrator of the estate of Marshall Thompson, deceased, as aforesaid, in consideration of the sum of Three Hundred Fifty and no/100 (\$350.00)/ Dollars to me in hnd paid, the receipt whereof is hereby acknowledged, and by virute of the powers in me vested by law, and by order of said Court, do hereby grant, bargain, sell and convey unto the said John Q. Adams the real estate aforesaid, with all and singular the appurtenances thereunto belonging. To have and to hold the same unto the said John Q. Adams his heirs and assisnes forever.

IN TESTIMONY WHEREOF, I J. C. Thompson as such Administrator have hereunto set my hand and seal this 16 day of December A.D. 1939.

J. C. Thompson
Administrator of the estate of Marshall Thompson, Deceased

STATE OF IOWA, Madison County)ss.

BE IT REMEMBERED, That on the 16th day of December A. D. 1939 before the undersigned Shirley A. Webster, a Notary Public within and for Madison County, Iowa, personally appeared J. C. Thompson, Administrator of the estate of Marshall Thompson 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) Shirley A. Webster ---
APPROVAL AND CONFIRMATION In and for Madison County, Iowa.

STATE OF ICWA, Madison County, ss. In the Disrtict 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 J. C. Thompson, administrator of the Estate of Marshall Thompson, Deceased, as stated herein, to John Q. Adams having been by the said J. C. Thompson, Administrator of the Marshall Thompson Estate returned into Court for approval, and it appearing to the Court that the said J. C. Thompson has complied with all the requirements

Madison County, Iowa

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 13th day of January A.D. 1940, approved by said Court.

WITNESS my hand and the seal of said Court hereto affixed, this 13 day of January, A.D. 1940.

(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 deceases 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.

COMPARE