

Town Lot Deed Record, No. 26

S. L. Morgan, Admr.  
To  
Maude Bullin

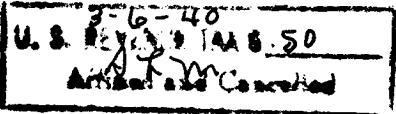
#1505  
Fee \$ .70 ✓  
ADMINISTRATOR'S DEED ✓ HHHH

Filed for record the 8 day of March  
A.D. 1940 at 9:00 o'clock A.M.  
Pearl E. Shetterly, Recorder  
FILED MAR 6-1940  
P.E. Rose Clerk of District Court  
Deputy COMPARED

KNOW ALL MEN BY THESE PRESENTS:

That Whereas, On the 6th day of March A.D. 1940 S. L. Morgan, as Administrator of the estate of Archie Morgan 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 Ethel Robshaw and S. L. Morgan 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: an undivided two-thirds interest in and to the following described real estate, to-wit:

Lot Three (3) and the North Half ( $\frac{1}{2}$ ) of Lot Two (2)  
in O'Dells Addition to the Town of East Peru,  
Madison County, 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 S. L. Morgan 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 Maude Bullin for the sum of Three Hundred Thirty-three and 32/100 (\$333.32) DOLLARS which sum was more than the appraised value thereof; and said sum having been paid by the said Maude Bullin and approved and whereas, the said Court afterwards/confirmed the sale, ordered the said S. L. Morgan to make and execute a deed to the said Maude Bullin for said premises, according to the statute in such case made and provided:

NOW THEREFORE, I, S. L. Morgan, as Administrator of the estate of Archie Morgan, deceased, as aforesaid, in consideration of the sum of Three Hundred Thirty-three and 32/100 (\$333.32) 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 Maude Bullin the real estate aforesaid with all and singular the appurtenances thereunto belonging. To have and to hold the same unto the said Maude Bullin her heirs

Madison County, Iowa

and assigns forever.

IN TESTIMONY WHEREOF, I S. L. Morgan as such Administrator have hereunto set my hand and seal this 6th day of March A.D. 1940.

S. L. Morgan  
Administrator of the estate of Archie Morgan, Deceased.  
STATE OF IOWA, Madison County, )ss.

BE IT REMEMBERED, That on the 6th day of March, A.D. 1940 before the undersigned, a Notary Public within and for Madison County, Iowa, personally appeared S. L. Morgan of Madison County, Iowa, Administrator of the estate of Archie Morgan 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.  
Shirley A. Webster  
(Notarial Seal) 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 S. L. Morgan, Administrator of the Estate of Archie Morgan, Deceased, as stated herein, to Maude Bullin having been by the said S. L. Morgan returned into Court for approval, and it appearing to the Court that the said S. L. Morgan 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 6th day of March A.D. 1940, approved by said Court.

WITNESS my hand and the seal of said Court hereto affixed, this 6th day of March, 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. 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.