

Madison County, Iowa

Charles E. Tucker Sole Referee
To
Gaylord Edwards

#1693
Fee \$.70 ✓

Filed for record the 18 day of March
A.D. 1940 at 10:45 o'clock A.M.
Pearl E. Shetterly, Recorder
FILED MAR 4-1940
P. E. Rose Clerk of District Court
Deputy COMPARED

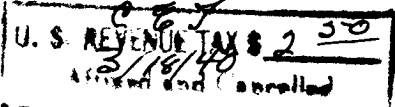
R E F E R E E ' S _ D E E D

KNOW ALL MEN BY THESE PRESENTS:

THIS INDENTURE made this 1st day of March A.D. 1940, between Charles E. Tucker, Sole Referee, Party of the First Part, and Gaylord Edwards, Party of the Second Part, WITNESSETH:

THAT WHEREAS, in an action of partition in the District Court of the State of Iowa, in and for Madison County, wherein Grace E. Blake and DeLoss Grout were plaintiffs and Ray Grout, et al., were defendants, the same being Cause No. 16720 Equity, in the District Court of the State of Iowa, in and for Madison County, as aforesaid, said Party of the First Part was, on the 10th day of March 1938, duly appointed by said Court as Referee to make partition of the following described real estate, to-wit:-

Lot Four (4) in Block Three (3) of Laughridge & Cassiday's
Addition to Winterset, Iowa,



and it then and there having been made to appear to the Court that said property cannot be equitably divided into the requisite number of shares, said Court on the 10th day of March 1938, caused an Order to be entered, directing this Referee to sell said premises at private sale; and

WHEREAS,,on the 11th day of January 1940, said Referee did then and there sell said real estate to Gaylord Edwards for the consideration of the sum of Two Thousand Two Hundred Fifty & no/100 (\$2,250.00) Dollars, the said Gaylord Edwards being the highest and best bidder for said real estate, and the said sum of Two Thousand Two Hundred Fifty & no/100 (\$2,250.00) Dollars being the highest and best offer that said Referee was able to get for said real estate; and

WHEREAS, on the 6th day of February 1940, the said Court approved and confirmed said sale, and by Order directed said Party of the First Part to execute to the Party of the Second Part a conveyance in due form of law for said real estate so sold to the Second Party as aforesaid.

NOW, THEREFORE, this Indenture witnesseth that for and in consideration of the premises and the sum of Two Thousand Two Hundred Fifty & no/100 (\$2,250.00) Dollars so paid by the said

Town Lot Deed Record, No. 26

Gaylord Edwards, Party of the Second Part, in conformity with the law and in obedience with the orders of said Court, I, Charles E. Tucker, Party of the First Part, do, by these presents, grant, sell and convey unto the said Gaylord Edwards, Party of the Second Part, and to his heirs and assigns forever, the said real estate situated in the County of Madison and State of Iowa, described as follows, to-wit:-

Lot Four (4) in Block Three (3) of Luaghridge & Cassidy's Addition to Winterset, Iowa.

TO HAVE AND TO HOLD the same to the Party of the Second Part as fully and absolutely as the said Party of the First Part by virtue of the premises might and could sell the same.
IN WITNESS WHEREOF I have hereunto set my hand the date first above written.

Charles E. Tucker
SOLE REFEREE

STATE OF IOWA MADISON COUNTY)ss.

BE IT REMEMBERED that on the 1st day of March 1940, before me the undersigned, Dorothy D. Longenecker, a Notary Public in and for said County, personally came Charles E. Tucker, to me personally known to be the identical person whose name is subscribed to the foregoing Deed as Sole Referee, and acknowledged the execution of the instrument to be his voluntary act and deed as such sole Referee for the purposes therein mentioned.

WITNESS MY HAND and official seal the day and year last above written.

(Notarial Seal) Dorothy D. Longenecker Notary
Public in and for Madison County, Iowa
STATE OF IOWA MADISON COUNTY)SS.

The foregoing Deed by the said Referee was this day returned into Court for approval, and it appearing to the Court that the sole Referee therein named had complied with the requirements of the law and the orders and decrees of this Court in making the sale and deed, it was ordered by the Court that said sale and deed be and the same are approved and confirmed, and by direction of said Court said approval is hereby certified and endorsed hereon by the undersigned.

WITNESS my hand and seal this 4th day of March, 1940.
(DISTRICT COURT SEAL) P. E. Rose Clerk of the District Court
in and for Madison County, Iowa.