

Nels Bertholf. Referee) Filed for record the 2nd day of Mar. A.D. 1916 at 10:07 A.M.
to Jeannette E. Beck. Recorder.
A.C. Johnson et al) Referee's Deed Fee \$.90 ✓ #588.

Know all men by these presents: That whereas, in and action of Partition in the District Court of Madison County, Iowa, wherein A.J. Andrews was plaintiff, and Maggie Andrews Taylor et al were defendants, it was, on the 4th day of December 1912, in pursuance of law, ordered and decreed by said Court that the real estate hereinafter described be sold on the following terms, to-wit: at private sale.

And Whereas, the undersigned, Nels Bertholf, was then, by said Court, duly appointed sole referee to make such sale:

And Whereas said real estate was duly appraised in the sum of \$700.00 said appraisal being on file herein,

And whereas, the said referee, in pursuance of said decree, did, on the 27th day of September 1915, in conformity with the requirements of the law and the decree of said Court, sell at private sale, to A.C. Johnson and Rose Johnson said real estate for the sum of Eight Hundred (800) & no/100 Dollars, they being the highest ^{and best} bidder, therefor:

And Whereas, the said A.C. Johnson and Rose Johnson have complied with the terms of said sale and of their bid, and have paid the sum of money so bid as aforesaid:

And Whereas, the said Court, on the 15th day of October 1915, approved and confirmed said sale, and by proper order directed said referee to execute to the purchasers aforesaid a conveyance in due form of law for said real estate.

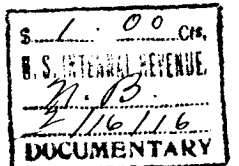
Now, Therefore, in consideration of the premises, and the said sum of Eight Hundred (800) & no/100 Dollars, paid as aforesaid, and in accordance with law, and obedience to the order of said Court, I, Nels Bertholf sole referee, aforesaid, do hereby sell and convey to the said A.C. Johnson and Rose Johnson the following described real estate, to-wit:

The South West Quarter ($\frac{1}{4}$) of Out Lot Four (4) of Loughridge & Cassiday's Addition to the City of Winterset, Iowa.

To have and to hold the same as fully and absolutely as I might and could, by virtue of the premises, sell and convey the same.

Witness our hands this 16th day of February 1916.

Nels Bertholf.
Sole Referee.



State of Iowa, Madison County, ss. I, Sam C. Smith a Notary Public within and for said County, do hereby certify that on this day before me personally came Nels Bertholf to me personally known to be the identical person whose name is signed to the foregoing instrument as grantor, and acknowledged the execution of the same to be his voluntary act, as referee, as therein set forth.

In Testimony Whereof, I have hereunto set my hand and affixed my seal this 16th day of February 1916.



Sam C. Smith.
Notary Public

State of Iowa, Madison County. ss.

In District Court.

The foregoing deed of conveyance being by said referees this day returned into Court for approval and it appearing that they have complied with the requirements of law and the orders and decrees of this Court in making the sale and conveyance, it was ordered the said sale and conveyance be, and they are hereby approved and confirmed, and by direction of said Court the same is hereon endorsed.

Witness my hand and the seal of said Court, this 26th day of February 1916.

D.M. Griswold. Clerk.

(District Court Seal)