



E.C. Stiffler, Referee

to
E.M. Carpenter

Referee's
) deed

Filed for record the 3rd day of March A.D. 1922
at 10.57 o'clock A.M.

Nettie E. Winship, Recorder
Fee \$.70 # 440 ✓

In the District Court of Iowa, in and for Warren County, This Indenture, Made this 27th day of January, A.D. 1922, between E.C. Stiffler Sole Referee of the first part, and E.M. Carpenter of the second part,

WITNESSETH: That whereas, in an action of partition in the District Court of the State of Iowa, in and for Warren County, wherein E.M. Carpenter et al was plaintiff and Melissa Miller et al were defendants, the said parties of the first part were, on the 31st day of August A.D. 1921, duly appointed by said Court as referees, to make partition of the following described real estate, to-wit:

Lot Six (6) in Block One (1) in Hartman & Young's Addition to St. Charles,
Madison County, Iowa,

and it appearing to the Court that the said property cannot be equitably divided into requisite number of shares, the Court, on the 31st day of August A.D. 1921, caused an order to be entered directing said referees to sell said premises on the following terms, to-wit:

All cash, or one third cash, one third in one year and one third in two years, deferred payments to bear 6% interest.

And Whereas, In pursuance of such order, the said referees caused four weeks' notice of the time and place of said sale to be given, by posting up notices thereof at three public places in Madison County, one of which was at the Court House in Winterset, where the last District Court was held, and by causing two publications

thereof to be made in the St. Charles News a newspaper printed in said County, immediately before the day of sale;

And Whereas, The said referees, in pursuance of said notice and the order of the Court did, on the 22nd day of December A.D. 1921, at the hour of 3 o'clock in the afternoon at the premises expose and offer for sale at public auction, the aforesaid real estate and did then and there sell at public auction to E.M. Carpenter the following described parcel of said lands, for the sum of Eight hundred ten Dollars he being the highest and best bidder therefor;

And Whereas, the said E.M. Carpenter party of the second part, has paid to the parties of the first part the said sum of money, so bid, as aforesaid.

And Whereas, on the 19th day of January A.D. 1922, the said Court approved and confirmed said sale, and by order, directed the said parties of the first part to execute to the said party of the second part a conveyance in due form of law, for the said parcel of land so sold to him as aforesaid;

Now Therefore, This Indenture Witnesseth, that in consideration of the premises, and the said sum of Eight Hundred ten Dollars so bid and paid by the party of the second part, in conformity with the law and in obedience to the orders of said Court, I, F.C. Stiffler Sole Referee parties of the first part, do by these presents grant, sell and convey unto the said E.M. Carpenter party of the second part, and to his heirs and assigns, the said parcel of real estate, described as follows, to-wit:

Lot six (6) in Block One (1) in Hartman & Youngs's Addition to St. Charles, Madison County, Iowa.

lying and being situated in the County of Madison, and State of Iowa. To have and to hold the same to the party of the second part, as fully and absolutely as the said parties of the first part, by the virtue of the premises, might and could sell the same.

In Witness Whereof, we have hereunto set our hands the date first above written.

F.C. Stiffler, Referees

State of Iowa, Warren County SS: Be It Remembered, That on the 28th day of January, A.D. 1922, before the undersigned, H.F. Stiffler, a Notary Public in and for said County, personally came F.C. Stiffler to me personally known to be the identical persons whose names is subscribed to the foregoing deed as referees, and acknowledged the instrument to be his voluntary act and deed, as referees, for the purposes therein mentioned.

In Witness Whereof, we have hereunto set our hands the date first above written. H.F. Stiffler, Notary Public Warren County.

State of Iowa, Warren County SS: The foregoing deed being by said referees this day returned into Court for approval, and it appearing to the Court that they had complied with the requirements of 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 were approved and confirmed, and by direction of said Court, the said approval is hereby certified and endorsed hereon by the undersigned,

Witness my hand and seal this 7 day of February A.D. 1922.

District Court
Seal

A.R. Smith
Clerk District Court

