



Town Lot Deed Record, No. 21

L.M. Fetzers Referee) Filed for record the 24th day of Sept. A.D.
to (Referee's Deed. 1924 at 1:35 o'clock P.M.
Winifred Frazier) Olive Garrison Crawford, Recorder.
#1830 Fee\$.70 / Paul Lucas, Deputy.

IN THE DISTRICT COURT OF IOWA IN AND FOR MADISON COUNTY. THIS INDENTURE, Made this 6th day of August A.D. 1924, between L. M. Fetzers, sole referee, party of the first part and Winifred Frazier, 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 Mary Halverson et al, were plaintiffs, and Euphamie Grey et al were defendants, the said party of the first part was on the 2nd, day of May A.D. 1923, duly appointed by said court as sole referee to make partition of the following described real estate to-wit:

Lot Number Six in the North East Section of the Original Plat of the Town of St. Charles, Madison County, Iowa.

And it then and there having been made to appear to the court that said property can not be equitably divided into the requisite number of shares the said court on the said 2nd, day of May A.D. 1923, caused an order to be entered directing said referee to sell said premises at private sale, and the said referee being unable to sell said real estate at private sale the said court on the 2nd, day of October A.D. 1923, caused an order to be entered authorizing said referee to sell said real estate at public sale, after giving notice as required by law, and the said referee thereafter gave notice as required by law, that

he would sell said real estate at public sale at the South Front Door of the Court House in Winterset, Iowa, on the 2nd, day of August A.D. 1924 at two o'clock P. M. of said day. And that on said August 2nd, A.D. 1924, at the hour of two o'clock P.M. of said day in obedience to said notice and the orders of this court the said referee offered said real estate for sale at public auction, and the said Winifred Frazier then and there offered and bid the sum of Eight Hundred Dollars for said real estate to be paid in cash to said referee upon the approval of a referees deed there for, and that being the highest and best bid offered for said real estate, and the said Winifred Frazier being the highest and best bidder therefor. The said real estate described as follows, to-wit:

Lot Number Six in the North East Section of the Original Plat of the Town of St. Charles, Madison County, Iowa.

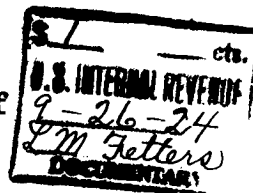
was then and there struck off and sold to the said Winifred Frazier for the said sum of Eight Hundred Dollars. AND WHEREAS on the 6th day of August A.D. 1924, the said court approved and confirmed said sale and by order of court directed the said party of the first part to execute to the party of the second part a conveyance in due form of law for said real estate so sold to her as aforesaid. NOW THEREFORE This indenture witnesseth that in consideration of the premises and the said sum of Eight Hundred Dollars so paid by said party of the second part in conformity with law and in obedience to the orders of said court I the said L. M. Fetzers, referee, party of the first part do by these presents grant, sell and convey unto the said Winifred Frazier party of the second part and to her heirs and assigns the said real estate described as follows, to-wit:

Lot Number Six in the North East Section of the Original Plat of the Town of St. Charles, Madison County, 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.

L. M. Fetzers, Referee.



State of Iowa, Madison County. SS. BE IT REMEMBERED THAT on the 6th day of August A.D. 1924, before the undersigned A.W. Wilkinson, a Notary Public in and for said County personally came L. M. Fetters to me personally known to be the identical person whose name is subscribed to the foregoing deed as referee, and acknowledged the instrument to be his voluntary act and deed as sole referee for the purposes therein mentioned.

Witness my hand and official seal the day and year above written.



A.W. Wilkinson.

Notary Public in and for said County, and State.

State of Iowa, Madison County, SS. IN DISTRICT COURT. The foregoing deed by said referee returned into Court for approval, on August 6", 1924 and it appearing to the Court that he 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 23rd day of Sept. A. D. 1924.

(District Court Seal)

Ninnie A. Tyer.
Clerk District Court.