

Town Lot Deed Record, No. 21

Robt S. Cooper, Executor.)
 to (Executor's Deed. ✓
 B. N. Campbell) Fee\$.90 #835 ✓

Filed for record the 31st day of March
 A.D. 1926 at 10:30 o'clock A.M.
 Gladys B. DeVault, Recorder.

TO ALL TO WHOM THESE PRESENTS SHALL COME: I, Robert S. Cooper, the duly appointed,
 legally qualified and acting executor of the estate of Edward Hyder, deceased, send
 GREETINGS: -

WHEREAS, the said Edward Hyder died testate in Madison County, Iowa on or about
 September 14th, A.D. 1925 and his last will and testament was duly filed in the office
 of the Clerk of the District Court of the State of Iowa in and for Madison county on
 the 19th day of September, A.D. 1925 and was duly admitted to probate by the said
 District Court on the 19th day of October, A.D. 1925 and was duly recorded in Will
 Record "1" at Page 140 of the will records of said court, and

WHEREAS, the said will of Edward Hyder, deceased, provides as follows, to-wit: -
 "I hereby give, grant and confer on my said executor full power and authority to sell
 and convey at private sale, after due appraisement at not less than the appraised price
 thereof, any and all real estate owned by me at the time of my death, without any
 application to any court for that purpose.", and

WHEREAS, I, Robert S. Cooper, was duly appointed under said will and an order of the
 said court as sole executor of said last will and testament and gave my bond as such
 and qualified as such executor as required by law and the orders of said court, and

WHEREAS, on the 13th day of November, A.D. 1925 a commission to appraisers was duly
 issued by Warren Smith, Clerk of said court, to M.L.Silliman, W.F.Craig and Erle W.
 Henderson to appraise all of the property of the said Edward Hyder, deceased, includ-
 ing the real estate hereinafter described and said appraisers did duly make and file
 their report in said court on the 21st day of November, A.D. 1925 therein duly apprais-
 ing said real estate as of the value of Two Thousand & 00/100 Dollars, and

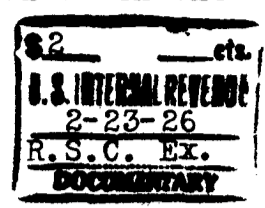
WHEREAS, I, Robert S. Cooper, have now filed in said court an additional bond in the
 sum of Four Thousand & 00/100 Dollars to cover the sale of said real estate, and

WHEREAS, B.N.Campbell, of the county of Madison and state of Iowa, has offered to
 me the sum of Two Thousand & 00/100 Dollars cash in hand for the said real estate, now,

THEREFORE, KNOW YE, That I, Robert S. Cooper, in my capacity as sole Executor of
 the last will and testament of Edward Hyder, deceased, by virtue of the authority ves-
 ted in me by said last will and testament and in consideration of the sum of Two
 Thousand & 00/100 Dollars to me in hand paid by B.N.Campbell, of the county of Madison

and state of Iowa, the receipt whereof is hereby acknowledged, do, by these presents, grant, bargain, sell and convey unto the said B.N.Campbell, and to his heirs and assigns forever, the following described tract of real estate, lying and being situate in the county of Madison and State of Iowa, to-wit:-

The South one-half ($\frac{1}{2}$) of Out Lot Nine (9) in Laughridge & Cassidy's Addition to the city of Winterset, Iowa.



TO HAVE AND TO HOLD the said premises unto the said B.N.Campbell, his heirs and assigns, forever and I, the said Robert S. Cooper, as executor as aforesaid, do hereby covenant that I will WARRANT AND DEFEND the above described premises to the said B.N.Campbell against the lawful claims of the heirs at law of said Edward Hyder, deceased, and all persons claiming, by through or under them or either of them.

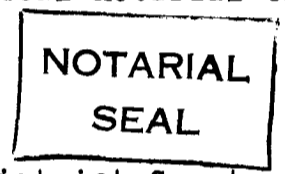
In Testimony Whereof I have hereunto set my hand this 23rd day of February, A.D. 1926.

Robt. S. Cooper
Executor of the Estate of Edward Hyder, deceased.

State of Iowa, Madison County, ss: Be it Remembered, That on the 23rd day of February, A.D. 1926, before the undersigned, a Notary Public in and for said county, personally appeared Robert S. Cooper, Executor as stated in the foregoing deed, to me personally known to be the identical person whose name is affixed to the foregoing deed as grantor and Executor, and acknowledged the execution of the said instrument to be his voluntary act and deed as Executor as stated.

In Witness Whereof, I have hereunto set my hand and affixed my seal notarial on the date last above written.

S.A. Hays
Notary Public in and for said County.



STATE OF IOWA, Madison County, ss: I, Warren Smith, Clerk of the District Court of the State of Iowa, in and for Madison County, do hereby certify that on the 25th day of February, 1926, the foregoing deed and a report of the sale evidenced thereby were presented to, and approved by said Court, which approval has been entered of record.

In Witness Whereof, I have hereunto affixed the seal of said Court and my signature this 31st day of March, A.D. 1926.

(DISTRICT COURT SEAL)

Warren Smith, Clerk.