

Deed Record, No. 82, Madison County, Iowa

Acres-Blackmar Co. Burlington. 38000

Eli. Greenwood, Admr.
To

#964

Filed for record the 27 day of February
A. D. 1948 at 9:48 o'clock A. M.

David W. Bindel et al

Fee \$1.00 ¹⁵⁰² **VL**

Wilma M. Wade, Recorder

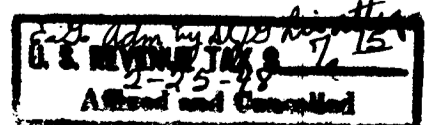
COMPARED

ADMINISTRATOR'S DEEDFILED MADISON COUNTY, IOWA 11:31 REX.V. JOHNSON
JAN 17 1948 AM CLERK DISTRICT COURT

KNOW ALL MEN BY THESE PRESENTS: THAT WHEREAS, on the 26th day of November, A.D. 1947,

Eli Greenwood as Administrator of the estate of Raymond H. Croft, late of the County of Madison within the State of Iowa, now deceased, filed his petition in the District Court of Iowa, within and for the County of Madison against Kathleen Croft Moore, only heir at law of said decedent, and against claimants in the estate of said decedent, which estate is No. 5022 Probate in Madison County, Iowa, District Court, praying for an order of said Court, authorizing and directing him to make sale of real estate of said decedent, situated in Madison County, Iowa, described as follows, to wit:

The Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Number Fourteen (14); the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$); the South Ten (10) acres of the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$); the South Twenty (20) acres of the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$); the North Nine (9) acres of the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$); all in Section Number Thirteen (13), and a tract of land bounded as follows: -
Commencing at a point 44 rods North and 35 rods and 13 3/4 links East of the Southwest corner of the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of said Section Thirteen



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(13), thence East 44 rods 11 $\frac{1}{2}$ links, thence North 18 rods, thence West 44 rods 11 $\frac{1}{2}$ links, thence South Eighteen (18) rods to place of beginning; also the South Eight (8) acres of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Number Eleven (11); and all that portion of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Number Twelve (12) lying South of the main channel of the North River, except the following bounded tract:

Commencing at the Southeast corner of said Forty (40) acre tract, running thence West Eighty-four (84) feet, thence North Five Hundred Ten and one-half (510 $\frac{1}{2}$) feet, thence West 172 $\frac{1}{2}$ feet, thence South 81 degrees west Six Hundred (600) feet, thence North 8 $\frac{3}{4}$ degrees West to the center of the main channel of the North River, thence down the main channel of said River to the east line of said 40 acres, thence South on the east side of said 40 acre tract to the place of beginning. All of said lands being in and lying in Township Number Seventy-six (76) North, Range Number Twenty-eight (28) West of the Fifth Principal Meridian. Estimated as 153 acres of land more or less:

AND WHEREAS, it appearing to the Court that a sale of said real estate was necessary for the payment of the debts and claims and charges in said decedent's estate, it was by said Court ordered, adjudged and decreed that the said Administrator proceed to make sale of said real estate aforesaid, at private sale, at not less than the appraised value thereof; and having sold said premises to David W. Bindel and Marie Bindel, who are husband and wife, of Madison County, Iowa, for the sum of Six Thousand Five Hundred (\$6,500.00) Dollars, which sum was more than the appraised value thereof;

AND WHEREAS, the said Court afterwards approved and confirmed the sale, ordered the said Administrator to make and execute a deed to the said David W. Bindel and Marie Bindel for said premises, according to the statute in such case made and provided, and, as asked and designated by said purchasers, such deed should be made to said David W. Bindel and Marie Bindel, as joint tenants, with the right of survivorship, and not as tenants in common;

NOW, THEREFORE, I, Eli Greenwood, as Administrator of the estate of Raymond H. Croft, deceased, as aforesaid, in consideration of the sum of Six Thousand Five Hundred (\$6,500.00) Dollars, and by virtue of the powers in me vested by law, and by the order of said Court, do hereby GRANT, BARGAIN, SELL AND CONVEY unto the said David W. Bindel and Marie Bindel, as joint tenants, with the right of survivorship, and not as tenants in common, the real estate aforesaid, with all and singular the appurtenances thereunto belonging. TO HAVE AND TO HOLD the same unto the said David W. Bindel and Marie Bindel, as joint tenants, with the right of survivorship, and not as tenants in common, and to their assigns, or to the heirs and assigns of the survivor of the, forever.

IN TESTIMONY WHEREOF, I, Eli Greenwood as such Administrator of the Estate of Raymond H. Croft, Deceased, have hereunto set my hand and seal this 16th day of January, A.D. 1948.

Eli Greenwood Administrator of the Estate
of Raymond H. Croft, Deceased.

STATE OF IOWA, MADISON COUNTY) SS:

BE IT REMEMBERED, THAT ON THE 16th day of January A. D. 1948, before the undersigned, a Notary Public within and for said County, personally appeared Eli Greenwood, Administrator of the estate of Raymond H. Croft, Deceased, to me personally known to be the identical person whose name is subscribed to the foregoing deed as Grantor and acknowledged the same to be his voluntary act and deed, and that he executed the same for the purposes therein mentioned.

WITNESS my hand and seal the day last above written.

(Notarial Seal)

Daniel J. Gallery Notary Public
in and for Madison County, Iowa.

CERTIFICATE

STATE OF IOWA, MADISON COUNTY,) SS: IN THE DISTRICT COURT OF MADISON COUNTY, IOWA

I, Rex V. Johnson, Clerk of the District Court in and for said County, do hereby certify that the foregoing deed executed by Eli Greenwood, Administrator of the Estate of Raymond H. Croft, Deceased, as stated therein, to David W. Bindel and Marie Bindel, as joint tenants, with the right of survivorship, and not as tenants in common, having been by the

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said Administrator returned into Court for approval, and it appearing to the Court that the said Administrator has complied with all the requirements of the law and of this Court in making such sale and conveyance, and such sale having been approved by order of this Court on December 19, 1947, it was therefore also further ordered that the said sale and the foregoing deed of conveyance be and the same were on the 17th day of January, 1948, approved by said Court.

WITNESS my hand, and the seal of said Court hereto affixed, this 17th day of January, A. D. 1948.

COMPARED
(District Court Seal)

Rex V Johnson Clerk of the District Court
of Madison County, Iowa.
