

Deed Record, No. 78, Madison County, Iowa

Ralph J. Emerson, Adm'r

#2490

Filed for record the 12 day of
April A.D. 1941 at 1:00 o'clock
P.M.

To

Fee \$.90 ✓

L.E. Simmons

ADMINISTRATOR'S DEED

Pearl E. Shetterly, Recorder
Compared

KNOW ALL MEN BY THESE PRESENTS:

That Whereas, On the 2nd day of May A.D. 1939 Ralph J. Emerson, as Administrator with will annexed of the estate of Elizabeth Clifton, 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 Clyde H. Barker, Ivy June Creger, Cora M. Travis, Ray H. Clifton, Robert Clifton, Kenneth F. Clifton, Mary S. Hagen, Martha Anderson Elerton, William A. Howard, Mabel White, Mabel F. Roseen, S. C. Whitehouse, Esther G. Speicher, Lila D. Heemstra, Marjorie Neville, Charlotte Griswold, Enoch J. Anderson, Elizabeth Rupert, Aural Anderson Hamilton, Ralph D. Minard, Clyde A. Minard, Lois C. Husted, W. D. Kale, Dr. E. P. Griffith and Peru Telephone Co. heirs-at-law of said decedent, praying for an order of said Court, directing him to make sale of the real estate of said decedent, to-wit:

Commencing at Southeast corner of the Southeast Quarter of the Northeast Quarter of Section 15, Township 74 North, Range 27, running thence South 80 rods, thence West to Right-of-way of Chicago, Great Western Railroad, thence along said Right-of-way

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ACRES-BLACKMAR CO., BURLINGTON, 23057

Northwesterly course to Half Section line, thence East to place of beginning, containing one acre more or less, being West of the 5th P.M., Madison County, Iowa;

AND WHEREAS, It appearing to the Court that a sale of said real estate was necessary for the payment of the debts of said decedent's estate, it was by said Court ordered, adjudged and decreed that the said Ralph J. Emerson, 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 L.E. Simmons for the sum of Ten and no/100 DOLLARS, which sum was the appraised value thereof; and said sum having been paid by the said L.E. Simmons and whereas, the said Court afterwards approved and confirmed the sale, ordered the said Administrator to make and execute a deed to the said L. E. Simmons for said premises, according to the statute in such case made and provided:

NOW THEREFORE, I, Ralph J. Emerson, as Administrator with will annexed of the estate of Elizabeth Clifton, deceased, as aforesaid, in consideration of the sum of Ten and no/100 DOLLARS, to me in hnd paid, the receipt whereof is hereby acknowledged, and by virtue of the powers in me vested by law, and by order of said Court, do hereby grant, bargain, sell and convey unto the said L.E. Simmons the real estate aforesaid, with all and singular the appurtenances thereunto belonging. To have and to hold the same unto the said L.E. Simmons his heirs and assigns forever, IN TESTIMONY WHEREOF, I Ralph J. Emerson as such Administrator with will annexed have hereunto set my hand and seal this 2nd day of May A.D. 1939

Ralph J. Emerson
Administrator with will annexed of the estate of
Elizabeth Clifton, Deceased.

/ 4293

FILED MAY 2 1939

P E ROSE Clerk of District Court
..... Deputy

STATE OF IOWA,
Madison County, ss.

BE IT REMEMBERED, That on the 2nd day of May A.D. 1939 before the undersigned Charles D. Van Werden, a Notary Public within and for Madison County, Iowa, personally appeared Ralph J. Emerson of Peru, Iowa, Administrator with will annexed of the estate of Elizabeth Clifton deceased, to me personally known to be the identical person, whose name is subscribed to the foregoing deed as grantor, and acknowledge the same to be his voluntary act and deed, and that he executed the same for the purposes therein mentioned.

WITNESS my hand and Notarial seal the last day above written.

Charles D. Van Werden.....
In and for Madison County, Iowa

(Notarial Seal)
APPROVAL AND CONFIRMATION

STATE OF IOWA, Madison County, ss.

In the District Court of Said County:

I, P.E. Rose Clerk of the District Court in and for Madison County, Iowa, do hereby certify that the foregoing deed executed by Ralph J. Emerson, Administrator with will annexed as stated herein, to L.E. Simmons having been by the said Ralph J. Emerson, Administrator, returned into Court for approval, and it appearing to the Court that the said Ralph J. Emerson, Administrator, has complied with all the requirements of the law and of this Court in making such sale and conveyance, it was therefore ordered that the said sale and the foregoing deed of conveyance be and the same were on the 2nd day of May A.D. 1939, approved by said Court.

WITNESS my hand and the seal of said Court hereto affixed, this 2nd day of May A.D. 1939.

COMPARED

P. E. Rose Clerk District Court

(District Court Seal)

By Rex V. Johnson, Deputy