

Deed Record, No. 78, Madison County, Iowa

ACRES-BLACKMAR CO., DURLINGTON, 23057

Ross Hermon Executor

#3173

Filed for record the 19 day of
May A.D.1941 at 10:25 o'clock
A.M.

To

Fee \$.80 ✓

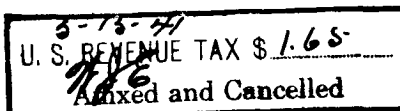
Pearl E. Shetterly, Recorder
Wilma M.Wade, Deputy

W.J.Eivins

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS:

That Whereas, On the 26th day of February A.D.1941 Ross Hermon, as Executor of the estate of Mary Jane Hermon 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 Charles Wesley Hermon, Walter Hermon, Minnie Wilson, Albert Hermon, Beulah Braden, Ross Hermon, Daniel B.Adams, Fern Kathryn Adams and Pauline Frances Adams, legatees, devisees and 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:



Deed Record, No. 78, Madison County, Iowa

East Half of the South $\frac{1}{3}$ of the South $\frac{3}{5}$ of the following described tract of land: Commencing at the Northeast corner of the East Half of the Southwest Quarter of Section 36, in Township 76 North, Range 28, West of the 5th P.M., Iowa; running thence South 11 chains; thence West 4 chains and $54\frac{3}{4}$ links; thence North 11 chains; thence East 4 chains and $54\frac{3}{4}$ links to the place of beginning; also the East Half of the following tract of land: The South 20 feet of the North $\frac{2}{3}$ of the South $\frac{3}{5}$ of the following described tract of land: Commencing at the Northeast corner of the East Half of the Southwest Quarter of Section 36, Township 76 North, Range 28, West of the 5th P.M., Iowa, running thence South 11 chains; thence West 4 chains and $54\frac{3}{4}$ links; thence North 11 chains; thence East 4 chains and $54\frac{3}{4}$ links to the place of beginning

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 Ross Hermon, Executor, 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 W.J.Eivins for the sum of Thirteen Hundred DOLLARS, which sum was above the appraised value thereof; and said sum having been paid by the said W.J.Eivins and whereas, the said Court afterwards approved and confirmed the sale, ordered the said Executor to make and execute a deed to the said W.J.Eivins for said premises, according to the statute in such case made and provided:

NOW THEREFORE, I, Ross Hermon, as Executor of the estate of Mary Jane Hermon, deceased, as aforesaid, in consideration of the sum of Thirteen Hundred 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 W.J. Eivins the real estate aforesaid, with all and singular the appurtenances thereunto belonging. To have and to hold the same unto the said W.J.Eivins his heirs and assigns forever.

IN TESTIMONY WHEREOF, I Ross Hermon as such Executor have hereunto set my hand and seal this 26th day of February A.D.1941.

Ross Hermon
Executor of the estate of Mary Jane Hermon, Deceased.

STATE OF IOWA, Madison County, ss.

BE IT REMEMBERED, That on the 26th day of February A.D.1941 before the undersigned Charles D.Van Werden, a Notary Public within and for Madison County, Iowa, personally appeared Ross Hermon of Creston, Union County, Iowa, Executor of the estate of Mary Jane Hermon 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.

(Notarial Seal)
APPROVAL AND CONFIRMATION
STATE OF IOWA, Madison County, ss.

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

In the District Court of Said County:

I, Rex V.Johnson Clerk of the District Court in and for Madison County, Iowa, do hereby certify that the foregoing deed executed by Ross Hermon, Executor of the estate of Mary Jane Hermon, deceased, as stated herein, to W.J.Eivins having been by the said Ross Hermon, Executor, returned into Court for approval, and it appearing to the Court that the said Ross Hermon, Executor, 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 22 day of February A.D.1941, approved by said Court.

WITNESS my hand and the seal of said Court hereto affixed, this 12th day of May A.D.1941.

(District Court Seal)

Rex V.Johnson
Clerk District Court.
By, Deputy

COMPARED