

Deed Record, No. 78, Madison County, Iowa

Charles E. Tucker, Admr

#4394

Filed for record the 4 day of
August A.D.1941 at 11:48 o'clock
A.M.To
Lyle Davis

Fee \$.90 ✓

Pearl E. Shetterly, Recorder

ADMINISTRATOR'S DEED

KNOW ALL MEN BY THESE PRESENTS:

That Whereas, On the 2nd day of January A.D.1941 Charles E. Tucker, as Administrator of the estate of Flora B. Sheldon 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 Myron Sheldon, Delia F. Sheldon, Charles E. Sheldon, Arthur Terry, heirs-at-law; and Neil W. Anderson, claimant, 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:

Undivided $\frac{1}{2}$ interest in the Northeast Quarter of the Southeast Quarter of
Section 15, Township 74 North, Range 28, West of the 5th P.M., Iowa,

8-4-41
U. S. REVENUE TAX \$.50
Affixed and Cancelled

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 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 Lyle Davis for the sum of Four Hundred Dollars, which sum was the appraised value thereof; and said sum having been paid by the said Lyle Davis and whereas, the said Court afterwards approved and confirmed the sale, ordered the said Administrator to make and execute a deed to the said Lyle Davis for said premises, according to the statute in such case made and provided.

NOW THEREFORE, I, Charles E. Tucker, as Administrator of the estate of Flora B. Sheldon, deceased, as aforesaid, in consideration of the sum of Four 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 Lyle Davis the real estate aforesaid, with all and singular the appurtenances thereunto belonging.

To have and to hold the same unto the said Lyle Davis his heirs and assigns forever.

IN TESTIMONY WHEREOF, I Charles E. Tucker as such Administrator have hereunto set my hand and seal this 20th day of March A.D.1941.

Charles E. Tucker
Administrator of the estate of Flora B. Sheldon, Deceased.

(Notarial Seal)

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ACRES-BLACKMAR CO., BURLINGTON. 23057

STATE OF IOWA, Madison County, ss.

BE IT REMEMBERED, That on the 20th day of March A.D.1941 before the undersigned Charles D. Van Werden, a Notary Public within and for Madison County, Iowa, personally appeared Charles E. Tucker of Winterset, Madison County, Iowa, Administrator of the estate of Flora B. Sheldon 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)

Charles D Van Werden
In and for Madison County, Iowa

APPROVAL AND CONFIRMATION

STATE OF IOWA, Madison County, ss. 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 Charles E. Tucker, Administrator, as stated herein, to Lyle Davis having been by the 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, it was therefore ordered that the said sale and the foregoing deed of conveyance be and the same were on the 20th day of March A.D.1941, approved by said Court.

WITNESS my hand and the seal of said Court hereto affixed, this 30th day of June A.D.1941.

(District Court Seal)

Rex V. Johnson
Clerk District Court.
By Deputy.