

ADMINISTRATOR'S DEED

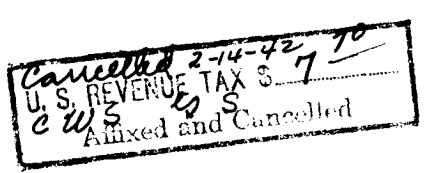
KNOW ALL MEN BY THESE PRESENTS: That Whereas, On the 8th day of December A.D. 1938 Claude N. Shearer and Geo. Simmons, as Administrators With Will Annexed of the estate of Lyda Carter late of the County of Madison Within the State of Iowa now deceased, filed his petition in the District Court of Iowa, within and for the County of Madison against Ada Kelly, Arnie E. Emerson, Nellie Simmons, Berdie Shearer, Loyal Emerson, Derias Emerson, Blanche Carlisle, Stella Conlee, Eunice Harmon, Ethmer Stanton Carter, Hazel O. Carter Wheeler, Maurine Frances Carter Holt, William Franklin Carter, Donald Dal Carter, Robert Thomas Carter and Marian Elizabeth Carter, legatees and devisees, Federal Land Bank of Omaha, Nebraska, unpaid claimant,

Deed Record, No. 78, Madison County, Iowa

ACRES-BLACKMAR CO., BURLINGTON, 23057

of said decedent, praying for an order of said Court, directing him to make sale of the real estate of said decedent, to-wit:

Northeast Quarter except 4.92 acres railway in Section One (1), Township Seventy-four (74) North, Range Twenty-seven (27) 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 Administrators With Will Annexed 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 Berdie Shearer and Charles D. Van Werden for the sum of Seven Thousand DOLLARS, which sum was above the appraised value thereof; and said sum having been paid by the said Berdie Shearer and Charles D. Van Werden and whereas, the said Court afterwards approved and confirmed the sale, ordered the said Administrators to make and execute a deed to the said Berdie Shearer and Charles D. Van Werden for said premises, according to the statute in such case made and provided:

NOW THEREFORE, We, Claude N. Shearer and Geo. Simmons, as Administrators with will annexed of the estate of Lyda Carter, deceased, as aforesaid, in consideration of the sum of Seven Thousand 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 Berdie Shearer and Charles D. Van Werden the real estate aforesaid, with all and singular the appurtenances thereunto belonging. To have and to hold the same unto the said Berdie Shearer and Charles D. Van Werden his heirs and assigns forever.

IN TESTIMONY WHEREOF, We, Claude N. Shearer and Geo. Simmons as such Administrators with Will Annexed have hereunto set my hand and seal this 14th day of February A.D. 1942.

Geo- Simmons Claude N. Shearer
Administrators with will annexed of the estate of Lyda Carter, Deceased.

STATE OF IOWA, Madison County, ss.

BE IT REMEMBERED, That on the 14th day of February A.D. 1942 before the undersigned Charles D. Van Werden, a Notary Public within and for Madison County, Iowa, personally appeared Claude N. Shearer and Geo. Simmons of Peru, Iowa, Administrators With Will Annexed of the estate of Lyda Carter deceased, to me personally known to be the identical persons, whose names are subscribed to the foregoing deed as grantors, and acknowledge the same to be their voluntary act and deed, and that they 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
Notary Public 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 Claude N. Shearer and Geo. Simmons, Administrators With Will Annexed, as stated herein, to Berdie Shearer and Charles D. Van Werden having ~~been~~ been by the said Administrators With Will Annexed returned into Court for approval, and it appearing to the Court that the said Administrators With Will Annexed 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 14th day of February A.D. 1942, approved by said Court.

WITNESS my hand and the seal of said Court hereto affixed, this 21st day of February A.D. 1942.

(DISTRICT COURT SEAL) Rex V. Johnson Clerk District Court.
By Deputy

COMPALED