

Deed Record, No. 78, Madison County, Iowa

H. G. Tilton Referee
To
Ray Vannatta

#2269
Fee \$1.00

REFeree'S DEED

FILED MAR 7 1942
Rex V. Johnson Clerk of District Court

FILED MAR 7 1942
Pearl E. Shetterly, Recorder
COMPARED
17142
m-m-329 Court

KNOW ALL MEN BY THESE PRESENTS: THIS INDENTURE made this 25th day of February, A.D. 1942, between H. G. Tilton, Sole Referee, Party of the First Part, and Ray Vannatta, Party of the Second part, WITNESSETH:

THAT WHEREAS, in an action of partition in the District Court of the State of Iowa, in and for Madison County, wherein Eletha M. Clifton, et al., were plaintiffs and J. R. Silliman, et al., were defendants, the same being Cause No. 17142 Equity, in the District Court of the State of Iowa, in and for Madison County, as aforesaid, said Party of the First Part was, on the 23rd day of October 1941, duly appointed by said Court as Referee to make partition of the following described real estate, to-wit:

U. S. REVENUE TAX \$ 21
2/25/42
Affixed and Cancelled

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ACRES-BLACKMAR CO., BURLINGTON, 23057

The Southeast Quarter ($\frac{1}{4}$) of Section Thirty-two (32), and the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), and the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), and the East $2\frac{1}{2}$ acres of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), and the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), except the East Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) in Section Thirty-three (33); all in Township Seventy-five (75) North of Range Twenty-seven (27) West of the 5th P.M., Iowa,

and it then and there having been made to appear to the Court that said property cannot be equitably divided into the requisite number of shares, said Court, on the 23rd day of October, 1941, caused an order to be entered, directing said Referee to sell said premises at private sale; and

WHEREAS, on the 24th day of January 1942, said Referee did then and there sell to Ray Vannatta for the consideration of the sum of Nineteen Thousand Four Hundred Twenty-five (\$19,425.00) Dollars, the following described real estate, situated in Madison County, Iowa,

to-wit: The Southeast Quarter ($\frac{1}{4}$) of Section Thirty-two (32), and the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), and the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), and the East $2\frac{1}{2}$ acres of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), and the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), except the East Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) in Section Thirty-three (33); all in Township Seventy-five (75) North of Range Twenty-seven (27) West of the 5th P.M., Iowa,

the said Ray Vannatta being the highest and best bidder for said tract of real estate, and the said sum of Nineteen Thousand Four Hundred Twenty-five (\$19,425.00) Dollars, being the highest and best offer said Referee was able to get for said real estate; and

WHEREAS, on the 25th day of February A.D. 1942, the said Court approved and confirmed said sale, and by order directed said Party of the First Part to execute to the said Ray Vannatta, Party of the Second Part, a conveyance in due form of law for the said real estate so sold to the said Ray Vannatta as aforesaid;

NOW, THEREFORE, this Indenture Witnesseth, that in consideration of the premises and the said sum of Nineteen Thousand Four Hundred Twenty-five & no/100 (\$19,425.00) Dollars, so paid by the said Party of the Second Part, in conformity with the law and in obedience to the Orders of said Court, I, H. G. Tilton, as such Referee, Party of the First Part, do by these presents, grant, sell and convey unto the said Ray Vannatta, Party of the Second Part hereto, his heirs and assigns forever, the said real estate described as follows, to-wit:

The Southeast Quarter ($\frac{1}{4}$) of Section Thirty-two (32), and the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), and the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), and the East $2\frac{1}{2}$ acres of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), and the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), except the East Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) in Section Thirty-three (33); all in Township Seventy-five (75) North of Range Twenty-seven (27) West of the 5th P.M., Iowa.

TO HAVE AND TO HOLD the same to the Party of the Second Part as fully and absolutely as said Party of the First Part by virtue of the premises might and could sell the same.

IN WITNESS WHEREOF, I have hereunto set my hand the day first above written.

H. G. Tilton Referee

State of Iowa Madison County :ss

BE IT REMEMBERED: That on the 25th day of February A.D. 1942, before the undersigned, Dorothy D. Longenecker a Notary Public within and for the County of Madison, State of Iowa, personally came H. G. Tilton, to me personally known to be the identical person whose name is subscribed to the foregoing Deed as Sole Referee, and acknowledged the execution of said instrument to be his voluntary act and deed as such Referee for the purposes therein mentioned.

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WITNESS MY HAND and official seal the day and year last above written.

(Notarial Seal)

Dorothy D. Longenecker Notary Public in
and for Madison County, Iowa

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

The foregoing Deed by said Referee was this day returned into Court for approval, and it appearing to the Court that said Referee had complied with the requirements of the law and the orders and decrees of this Court in making the sale and Deed, it was ordered by the Court that said sale and deed be and the same are hereby approved and confirmed, and by direction of said Court said approval is hereby confirmed and endorsed hereon by the undersigned.

WITNESS MY HAND and official seal this 7th day of March A.D. 1942.

(DISTRICT COURT SEAL)

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